

Staff Summary Report

City Council Meeting Date:

01/08/04

Agenda Item Number:

47

SUBJECT: This is the first public hearing for Rio East Business Park for a Preliminary and Final PAD for five office buildings and a sign package, located at 1851 West Rio Salado Parkway.

DOCUMENT NAME: 20040108dsht05

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the first public hearing for **RIO EAST BUSINESS PARK** (SunCor Development Company, property owners) located at 1851 West Rio Salado Parkway.

q-j

#RRC03051 #SPD-2003-96 for a Preliminary and Final PAD including site plan, landscape plan, and building elevations for five (5) one-story general office buildings (A, B, C, D, and E) consisting of 306,800 square feet on 25.44 net acres and a comprehensive sign plan, including the following:

Variances

1. Increase the maximum allowed building height from 30 feet to 38 feet.
2. Reduce the required bicycle parking spaces by 50% (from 123 to 62).
3. Waive the building address on a freestanding monument sign located at Rio Salado Pkwy and Priest Drive, Sign "A" only.
4. To exceed the maximum allowable sign area for three (3) free standing signs from 24 square feet to 102 square feet.
5. To allow three (3) multi-tenant free standing business identification signs in the I-1 Zoning District.
6. Allow more than one (1) free standing sign on the same street frontage.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)
Jeff Tamulevich, Planner II (480-350-8441)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval
Redevelopment Review Commission – Approval (7-0)

ADDITIONAL INFO: The proposed Preliminary Planned Area Development (PAD) is the master plan for Rio East, a 306,800 square feet development consisting of five (5) single story office buildings. Although the overall project will be divided in three phases, the Final PAD, with this application, will include all five (5) buildings. As indicated by the applicant's project narrative, the office and light industrial space would create new job opportunities in close proximity to the downtown area therefore complementing other existing and proposed residential projects. The design review part of this application includes the site plan, landscape plan, building elevations, the overall architectural design, and the comprehensive sign package. The request includes six variances. City Departments had the opportunity to review and add recommendations to the overall project during the Site Plan Review process. The applicant responded to staff's recommendations and integrated those changes into the submitted plans. **On December 17, 2003, City Council introduced this request.**

- ATTACHMENTS:**
- 1 List of Attachments
 - 2-4 History & Facts / Description
 - 5-8 Comments
 - 8-9. Conditions of Approval
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- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Letter of Justification for Variances
 - D. Preliminary and Final PAD
 - E. Landscape Plan
 - F. Building Elevations
 - G. Building Floor Plans
 - H. Building Sections
 - I. Irrigation Plan
 - J. Grading and Drainage Plans
 - K. Storm Water Retention Plan
 - L. Water Plan
 - M. Sewer Plan
 - N. Lighting Plans / Photometrics
 - O. Traffic Impact Analysis Report
 - P. Comprehensive Sign Plan (Separate booklet)
 - Q. Comprehensive Sign Plan Updated Quantity Specifications
 - R. Aerial Photo

COMMENTS: The proposed Preliminary Planned Area Development (PAD) is the master plan for Rio East, a 306,800 square foot development consisting of five (5) single story office buildings. The subject site is a 25-acre undeveloped parcel located at the south west corner of Priest Drive and Rio Salado Parkway. The Final PAD includes all three phases. The design review part of this application includes the site plan, landscape plan, building elevations and overall architectural design, and the comprehensive sign package. The request also includes six variances.

General Plan 2020

The General Plan 2020 Projected Land Use designation for the subject property is "Open Space". The General Plan designates this land use classification for parks, golf courses, and other recreational areas such as trail ways, lakes, and/or pedestrian links. The Rio East Business Park is not "open space" but since no zoning change is requested, the zoning rights take precedence therefore allowing a permitted use in the I-1 Zoning District, an office proposal, to proceed without a General Plan 2020 amendment. Note: For reference only, the General Plan 2030 Projected Land Use designates the subject property as "mixed use".

Zoning

The existing zoning on the subject property is I-1, Light Industrial. Since the proposed use, general office and light industrial, is an allowed use in this zoning district, there is no need to rezone the property. The limitation of the existing zoning such as maximum building height creates challenges due the close proximate of this site to Sky Harbor Airport.

Variances

The maximum allowed building height in the I-1 Zoning District is 30 feet. Variance one (1) is to increase the building height (roof line) from 30 feet to 38 feet. According to the applicant, the additional height is necessary to accommodate sound insulation due to the site's close proximate to Sky Harbor Airport.

Variance number two (2) is to reduce the total number of bicycle parking spaces required by 50%. The bicycle parking required for general office is one space for every 2,500 square feet of office space. For general warehousing the requirement is one bicycle space for every 5,000 square feet of warehouse space. Therefore the total required is $153,400/5,000 = 31$ spaces and $153,400/2,500 = 61$. Using the general office and warehouse in the calculations, the total would be 92 bicycle parking spaces. The assumption for the variance request was that the total building area was for general office only. Staff supports the advertised variance which reduces the required bicycle parking spaces from 123 to 62.

Variances number three (3) to six (6) are related to the sign package. Staff reviewed the overall sign application and supports the proposed sign locations and design.

Traffic Impact

The applicant submitted a traffic impact analysis report prepared by Heffernan and Associates, see attachment "O". Traffic Engineering staff met with the traffic consultant and consensus was reached on solutions for future improvements along Rio Salado Parkway and the Priest Drive intersection. Traffic Engineering staff will be present at the public hearing to answer any questions regarding the Traffic Impact Report.

Public Comments

Up to the time of this report, no public comments have been received.

Project Description, (Overall Project)

The Preliminary PAD establishes approximate densities, building placement, land uses,

driveway locations and parking locations. Final details, (e.g. refuse locations, emergency vehicle access, etc.) are resolved with the Final PAD. This application includes the Final PAD for all three phases (five buildings). The total number of parking spaces required by Ordinance 808 is 737 spaces and the overall parking provided is 1,075 spaces, 338 spaces over the required. The master plan has five (5) driveway entrances on to the site. The building elevations for all five (5) of the proposed buildings will be very similar in design. Each of the structures will utilize material palettes that are loaded with sapphire-blue reflective glass and tilt-panel concrete. All of the buildings have been oriented towards Rio Salado Parkway, therefore, those elevations consume the most glass and have very noticeable architectural.

Glass is the key element of this design. Floor to ceiling spans of curvilinear glass will identify the entry points to each structure. Simple patterns of horizontal and vertical glass will decorate staggering tilt-panel footprints, providing visual interest, depth and shadow into an industrially situated and appearing business park. Metal canopies have also been applied to the structure. These canopies are flat, cable supported structures that have been placed in front of large vertical window elements. They provide a divide for the large window and create shade and shadow patterns. Buildings A and E have also incorporated large vertically erected piers that will be located in front of the curved entry glass. The piers will be covered with clear anodized aluminum and will add another attractive element to this business park.

Most of the concrete tilt-panel construction on the main body of the buildings will be painted an off-white color that has been identified as "Intercoastal Gray". The punched-out and slightly taller sections of tilt-panel work, future knock-out panels and the overhead doors will be painted a light gray color that is identified as "Gray Pennant".

Sign Package

The applicant also requests approval of sign package/criteria which includes provisions for building mounted signage for major and minor tenants, address signs, and freestanding multi-tenant/center identification signage. Staff will describe the primary elements of this package but has also attached the applicant's written criteria to this report in its entirety for further explanation, see attachment "P".

Three (3) internally illuminated multi-tenant/center identification freestanding signs are proposed with this project. One (1) sign will be located at the southwest corner of Priest Drive and Rio Salado Parkway. The final two (2) will be located adjacent to either sides of the main entry drive to the business park. Each sign will measure 3.12' x 32.67' (101.8 s.f.) and will be installed at a height of eight (8) feet. The four (4) tenant identification panels and center identification copy will utilize day/night plex. In total, these signs exceed the standards of the Zoning Ordinance and require three (3) variances for approval. Staff supports the sign design, quantity of signs and the variances as proposed.

Guidelines for the building mounted signage will be determined by the occupant type. Tenants that do not occupy a full building will be required to use dark gray day/night plex faces with returns that match a natural brushed aluminum and trim caps that are black. These signs will illuminate white at night. Twenty-five (25) percent of the sign area will be open for any colored logo. Major tenants, those who do occupy either Building A, B, C, D or E to its entirety, may utilize internally illuminated pan-channel letters of any color(s). This, the applicant describes as "full color signage". The pan returns will match natural brushed aluminum and the trim caps will be required to match the sign face.

Recent modifications to the package have changed the quantity and locations of signs that a tenant will be permitted. Please refer to attachment "Q" for the specific details of these

changes. Staff is encouraged with these late additions to the package and believes that the new proposal will not provide tenants with too much or too little sign area. As a result, staff has eliminated the conditions from the report that are specific to sign locations and allowances for individual tenants.

Conclusion

The goal of General Plan 2020 and Rio Salado Master Plan is to create the opportunities for live, work, and play within new developments or as a part of an overall context. Rio East Business Park would allow for employment opportunities in close proximity to existing and proposed residential developments along the Town Lake and Downtown areas where work, live, and play could become a reality. Staff has met with the applicant through the weekly site plan review process and during this request. City Departments had the opportunity to review and add recommendations to the overall project and specifically to the sign package component. The developer has demonstrated their commitment to developing Rio East as a high quality office development.

Planning staff recommends approval subject to the attached conditions. To date, no public concerns have been received.

REASONS FOR

APPROVAL:

1. The proposed Preliminary and Final PAD for Rio East is consistent to the goals, principles and policies of the Rio Salado Master Plan and of General Plan 2020.
2. The requested variances for building height, bicycle parking, and sign package should not be detrimental to adjacent property owners or the surrounding neighborhood.

**CONDITIONS OF
APPROVAL**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2.
 - a. All street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. No variances shall be created by future property lines without the prior approval of the City of Tempe.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. The Preliminary and Final PAD for Rio East Business Park shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department, **on or before January 15, 2005**, or the variances shall become null and void.

Design Review Conditions and Development Standards

GENERAL

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **January 15, 2005**, or Redevelopment Review Committee approval will expire.
2. Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated 10/10/2003. Any comments which result in changes which affect Design Review Board approval of this project shall be reviewed and approved by staff prior to issuance of building permits.

Note: A complete Zoning Ordinance can be accessed through www.tempe.gov/tdsi/planning/ord808, or purchased at Development Services.

Details to be submitted and approved by staff prior to issuance of building permits.

SITE PLAN

3. Locate all parking lot area lights so that they are not in landscape islands and do not conflict with tree locations.
4. Locate all pedestrian area lights so that they do not conflict with mature landscaping.
5. All parking spaces which are located perpendicular to landscape areas shall be 16 foot in length, with a 2-foot overhang extending into adjacent landscape areas. The adjacent landscape areas shall be widened by 2 foot to accommodate the vehicle overhang.
6. Provide upgraded paving materials, such as unit pavers, exposed aggregate, or colored concrete, as accents for all pedestrian sidewalks on the site, for a crosswalk across the parking area to the building, and at the main entry to the building.
7. Provide unit pavers at all entry drives to the site, with continuation of public sidewalk. Details to be approved by Engineering and Design Review staff.
8. Parking spaces which are located perpendicular to walkways shall be 16 foot in length, with a 2-foot overhang extending over the adjacent sidewalk. The adjacent sidewalk shall be 6 foot to accommodate the vehicle overhang.
9. Shorten parking canopies to leave one (1) uncovered space that is adjacent to all required parking landscape islands. Details shall be approved by staff prior to the issuance of building permits.
10. Any parking canopies are to have boxed columns, with a fascia, which extends from the top of the roof deck to the bottom of the structural beams, a minimum width of 8 inches. Columns and fascia to have a textured finish and painted to match building.

11. All transformer boxes, meter panels and electrical equipment, backflow valves, and other utility equipment shall be painted to match the building color.
12. No chain link fencing, razor wire, barbed wire, etc. will be allowed.
13. Provide the bicycle parking spaces required by Zoning Ordinance 808.
14. Bicycle parking areas shall be designed per City of Tempe Detail T578 which is available from the Engineering Division, Public Works Department or on their web site, www.tempe.gov/engineering.
15. Walls for site security must be of substantial construction to resist vandalism and excessive deterioration, with materials and finishes as described in the Zoning Ordinance.
16. The construction of any wall or fence over 6 foot in height requires a building permit from the Building Safety Division of the Development Services Department.

BUILDING ELEVATIONS

17. Exposed downspouts shall only be located on the rear elevations of Building's A, B, C, D and E.
18. Locate roof access ladder inside of the buildings.
19. The main building colors and materials shall have a light reflectance value (LRV) of 75percent or less. Specific colors and materials to be approved by staff prior to issuance of building permits. Final colors shall be field verified by the Design Review staff prior to painting the building.
20. Details of meter panels and electrical equipment installation and location shall not detract from the architecture of the building and shall be approved by staff prior to issuance of building permits.
21. Coordinate the location of any incidental electrical or other equipment attachment (alarm klaxon, etc.) where exposed into building elevations so that the architecture is enhanced by these elements. Provide detail layout for review during building submittal process.
22. All exterior employee service doors shall have a minimum of 6"x6" laminated/lexan security window centered and mounted at no greater than 63" from the bottom of the door to the center of the glazing. No wire glass allowed in this opening. These doors shall include a latch guard.

LIGHTING

23. All exterior lighting shall be directed down and screened away from adjacent properties and streets, and of a design to minimize glare, light trespass and intrusiveness and promote managed lighting distribution. All exterior fixtures must be approved.
24. Applicants designing exterior lighting are required to verify the minimum lighting requirements with the Planning staff in the Development Services Department as the use relates to risk factors for the site.

25. All exterior security lighting fixtures shall be illuminated from dusk to dawn utilizing a photocell sensor.
26. Parking spaces shall be illuminated to a minimum maintain level of two (2) foot-candles (between dusk and dawn) from finish grade to six (6) foot above finish grade.
27. Parking lot aisles shall be illuminated to a minimum maintain level of one (1) foot-candle (between dusk and dawn) from finish grade to six (6) foot above finish grade.
28. Parking lot landscape areas shall be illuminated to a minimum maintain level of one half foot-candle (between dusk and dawn) from finish grade to six (6) foot above finish grade.
29. Refuse areas without gates shall be illuminated to a minimum maintain level of two (2) foot-candles (between dusk and dawn) from finish grade to six (6) foot above finish grade.
30. All building and gate entrances shall be illuminated with a minimum maintain level of 5-foot-candles (between dusk to dawn) at finish grade to 6 foot above finish grade, with a radius of not less than 15 foot from the center point of the entrance.
31. All loading areas and docks shall be illuminated with 3- to 4-foot-candles of light from dusk to dawn, from finish grade to 6 foot above finish grade.
32. Carport parking structures shall be illuminated with 2- to 3-foot-candles, including the adjacent landscape area, from dusk to dawn at finish grade to 6 foot above finish grade.
33. Exterior pedestrian walkways and adjacent landscape areas within 20 foot shall be illuminated with 0.5- to 1.0-foot-candle of light from grade to 6 foot above finish grade and illuminated from dusk to dawn.
34. Retention areas shall be illuminated with 0.5- to 1.0-foot-candle of light from grade to 6 foot above finish grade and illuminated from dusk to dawn.
35. Cluster or gang mailboxes shall be located within 10 foot of a light to provide 5-foot-candles of light for a 20-foot radius.
36. Secondary lighting is required to supplement the primary security lighting due to design elements and landscape conflicts, in order to meet the minimum lighting criteria.
37. Trees shall not be planted within a 20-foot radius of any luminaire or fixture required for security lighting.
38. A copy of all cut sheets for light fixtures shall be submitted and marked as to which information and data applies to the specific luminary, including the lamp manufacturer.

39. Photometric calculations detailing all exterior security lighting, shall be submitted and provided on a copy of a landscape plan that has been approved by the Design Review Board, drawn on 24 inch by 36 inch format prepared to scale. The landscape site plan shall be 50 percent screened. Point to point photometric calculations shall be calculated at intervals of not more than 10 foot at ground level and may also be required at 6 foot above finish grade.

LANDSCAPE

40. The landscape plan is approved in concept. Final details must be reviewed and approved by Staff prior to issuance of building permits.
41. Note original locations and species of any existing native and "protected" trees and other plants that exist in the way of the proposed development. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. Where removal of a native or "protected" tree or plant is required for this development, file Notice of Intent to Clear Land with the Agricultural Department (602-542-7182).
42. Indicate existing on-site or frontage landscape to remain (if any) and identify by species. Make provision in the landscape documents to protect and maintain the existing, remaining landscape during construction. Where an existing tree indicated to remain dies or shows probability of dying, replace with a tree of minimum 24" box size at installation. Replacement shrubs shall be minimum 5 gallon size at installation. Replacement groundcovers shall be one gallon size at installation. Replacement trees and plants may match existing in species or may be an approved alternate.
43. Provide temporary watering system to existing landscape (if any) indicated to remain without interruption until the permanent automatic irrigation system for the project area is installed and operational.
44. Show the location of all exterior light fixtures on the landscape plan. Conflicts with light standards should be avoided in order to maintain illumination levels for exterior lighting.
45. Show traffic sight visibility triangles at all driveways. Refer to the "corner sight distance at intersections" chart, which may be obtained from Transportation Engineering, Operations and Maintenance (480-350-8219).
46. Trees located in parking lot landscape islands shall be canopy type trees, such as Mesquite or Evergreen Elm.
47. Maximum height of mature shrubs shall be 2 foot, 0 inches in the following locations:
- a. parking lot landscape islands;
 - b. adjacent to parking lot borders, from curb line to 6 foot away;
 - c. along either side of walkways, from edge of walkways to 6 foot away;
 - d. within a 15-foot radius around any building entry and pedestrian gates;
 - e. within sight visibility triangles at driveways.

Note: Refer to the Plant List - Maximum Mature Height @ 2'-0", which may be obtained from the Development Services Department. Desert plants

with thin stalks over 2 foot high that still allow for visual surveillance may be used in these areas.

48. Shrubs, which do not exceed 3 foot at maturity, should be used between 6 and 12 foot from the edge of walkways requiring visual surveillance. Desert plants with thin stalks over 3 foot high that allow for visual surveillance may be used in these areas.
49. Barrier plants, which have thorns or needles or a dense structure, shall be used below and to the sides of windows and adjacent perimeter walls, fences, and other building walls where desirable. Even where walls or windows occur closer than the 6- or 12-foot zones described above, barrier plants may be approved. Since the purpose of barrier plants is to discourage pedestrian through-traffic, some types of barrier plants may exceed 3 foot.
50. When river-rock (stone) and other masonry materials are used, the material shall be embedded in concrete so that only 1/3 of the rock is exposed above ground, to prevent its removal by hand.
51. Location of trees and shrubs shall be coordinated with building plans in order to avoid conflicts between plant material at mature size and address number signs located on building elevations and freestanding signs.

SIGNAGE

52. Submit the *written sign package criteria* to Dean Miller (Sign Inspector) in the Development Services prior to this sign package becoming effective and/or the issuance of any sign permit.
53. Obtain sign permits prior to installation of any sign.
54. The designated sign envelopes may not exceed eighty (80) percent of their horizontal or vertical backgrounds. (ex. between pier locations)
55. This approval shall become effective upon the issuance of the first sign permit for the center.
56. No exposed conduits are allowed for any signage.
57. All buildings within the City shall display address signage as follows:
 - a. The location of all address signage shall be subject to approval by the Planning staff.
 - 1) Address signs should be mounted in a permanent stationary and durable manner and should remain unobstructed at all times by trees, shrubs or vines, or anything that would tend to hide or obscure the number or letter, and shall be visible at all times from public access to the property
 - 2) No other number should be affixed to a structure which might be mistaken for, or confused with, the number assigned to that structure.
 - b. Address numbers shall be of contrasting color to the background to which they are attached (minimum 70 percent contrast).
 - c. Address numbers shall be illuminated, from dusk to dawn, by either

- direct, back, or halo lighting, unless otherwise provided. Address numerals shall be 18" to 36" below dedicated light fixture.
- d. Alley gates, curbside mail boxes, and commercial or industrial rear door suite numbers are exempt from illumination requirement.
58. Multi-family, industrial and commercial buildings shall conform to the following:
- a. Each principal building shall display the number, or letter, assigned on each primary elevation of each building.
 - 1) The numbers or letters assigned to each individual suite in a commercial or industrial development should be displayed at both the front and rear entrances.
 - b. If any elevation of a single building exceeds 200 foot in length, numbers or letters shall be displayed midpoint on the structure.
 - c. All properties occupied by more than one structure shall display a directory map which depicts structures, units, apartments, or space numbers, tennis courts, swimming pools, elevators, driveways and streets as follows:
 - 1) Directory signs shall utilize contrasting colors having a 70 percent contrast factor. Pools and water areas shall be colored blue, tennis courts/patio areas shall be colored green.
 - 2) Such signs shall be properly oriented with respect to the viewer, and include a red dot with a red arrow, with the words, "YOU ARE HERE" affixed to the appropriate location on the sign.
 - 3) Such signs shall be internally illuminated from dusk to dawn with a white light source.
 - 4) The location of all such signs is subject to approval by Planning staff. Traffic movement and safety shall not be compromised as a result of the placement of any directory sign.
 - 5) Multiple directories may be necessary depending upon the layout and size of the site.
 - 6) Directory signs shall have vandal resistant glazing to minimize criminal damage, and the structure should be weather resistant.

HISTORY AND FACTS:

<u>June 3, 2003.</u>	The City of Tempe issued a request for proposals (RFP) for the 27-acre parcel located at the south west corner of Priest Drive and Rio Salado Parkway.
<u>September 11, 2003.</u>	The City Council approved Resolution No. 2003.63 selecting SunCor as the developer the proposed master Rio East Business Park.
<u>October 1, 2003.</u>	SunCor Development Company submitted a Site Plan for Rio East Business Park through the Development Services Site Plan Review process.
<u>October 21, 2003.</u>	SunCor Development Company through Patrick Hayes Architecture submitted the official Preliminary and Final PAD for Rio East Business Park, including a comprehensive sign package.
<u>December 2, 2003.</u>	The Redevelopment Review Commission approved a Preliminary and Final PAD including site plan, landscape plan, and building elevations for five (5) one-story general office buildings (A, B, C, D, and E) consisting of 306,800 square feet on 25.44 net acres and a comprehensive sign plan, including six (6) variances.

DESCRIPTION:

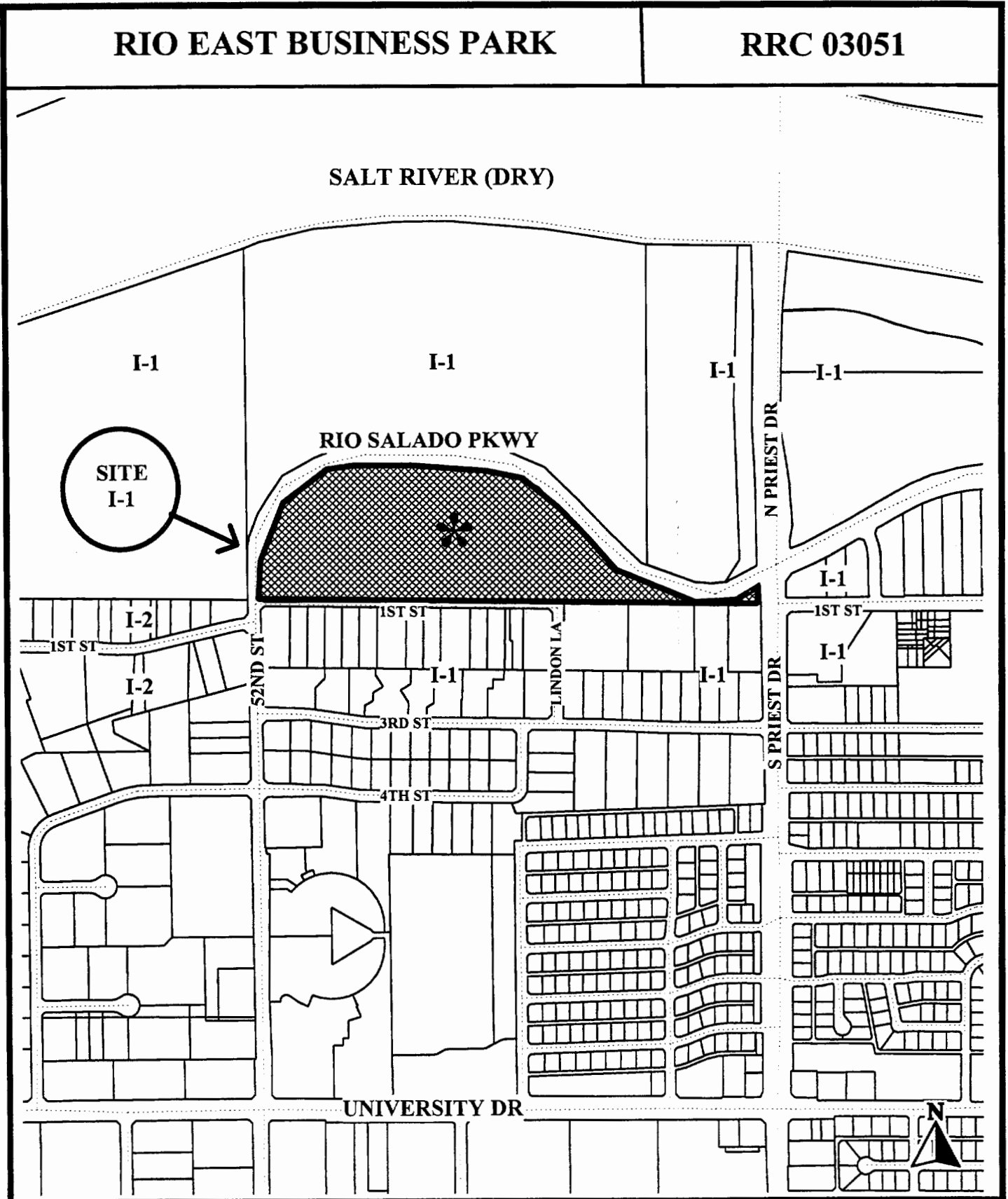
Owner – SunCor Development Company, Randy Levin.
Applicant – Brian Fish, A.I.A.
Architect – Patrick Hayes Architecture
Engineer – Friedhoff Civil Engineers

Preliminary and Final PAD Rio East Business Park (all three phases)

Existing Zoning –	I-1
Total Site Area–	25.44 net acres
Total Building Area –	306,800 s.f.
Phase I: Buildings B and C -	95,600 s.f.
Phase II: Building E -	99,350 s.f.
Phase III: Buildings A and D -	111,850 s.f.
Maximum Allowed Lot Coverage –	50%
Provided Lot Coverage–	27.7%
Total Parking required -	737 spaces (calculated for office/warehouse)
Total Parking Provided –	1,075 spaces
Landscaping Required -	10%
Landscaping Provided –	23.5%
Bicycle Parking Required –	92 spaces (assumed 123 as all office space)
Bicycle Parking Provided –	62 spaces (requested variance)
Building Height –	38 feet (requested variance, from 30 feet to 38 feet)

RIO EAST BUSINESS PARK

RRC 03051



Location

A



October 21, 2003

City of Tempe
Redevelopment Review Commission
31 E. Fifth Street
Tempe, Arizona 85281

RIO EAST BUSINESS PARK: Letter of Explanation / Intent

Dear Sir or Madam:

SunCor Development Company is pleased to authorize Patrick Hayes Architecture to submit these plans for Rio East Business Park to the City of Tempe's Redevelopment Review Commission.

Project Overview

Rio East Business Park is designed to provide (at build-out) approximately 306,800 gross square feet of office/light-industrial space in five single-story buildings grouped in an attractively landscaped corporate campus.

Project features—including a sophisticated corporate sense of arrival, ample parking, "flex-office" building design (with all-important mezzanine capability), 25'-6" interior clear heights, grade-level loading, and dual power and fiber conduit to each building—have been chosen to meet the expectations and requirements of today's most desirable tenants.

As designed, Rio East Business Park will attract top-quality corporations seeking space for employee-intensive general office use, customer service call centers, and high-tech light manufacturing. As a high-density employment center, Rio East Business Park has the potential to bring as many as 2,000 new employees to Tempe—individuals who will eat, drink, shop, and use services in Downtown Tempe, and who will be prime candidates for the existing and planned urban housing nearby.

The site for Rio East Business Park is a vacant parcel, zoned I-1 (Light Industrial), located south of Rio Salado Parkway between Priest Drive and 52nd Street. The site is less than 1.5 miles from the easternmost runways of Phoenix Sky Harbor Airport and approximately 1,500 feet from Sky Harbor's DVORTAC facility, an important navigation device for both civilian and military aircraft. A Bureau of Land Management land patent limits improvements on the site: for example, long-term residential uses are prohibited, landscaping materials and heights are limited, and additional governmental approvals are required of the developer.

Designed by an award-winning architect, Rio East Business Park's buildings will be tilt-up concrete construction with metal roof systems that include special insulation to reduce noise from the Phoenix Sky Harbor Airport flight path. The buildings' sapphire-blue glass panels will also be acoustically engineered to reduce sound transmission. Extensive landscaping along Rio Salado Parkway and throughout the development will contribute to the high level of project aesthetics.

Three construction phases are anticipated. Phase 1 will consist of twin buildings totaling $\pm 95,600$ square feet (on the site plan, Buildings B and C). In Phase 2, the largest building (Building A) will be developed, completing the cluster of structures around the main entry. In Phase 3, buildings at the east and west ends of the parcel (Buildings D and E) will be completed.

Rio East Business Park will contribute a vital new component to the Tempe Rio Salado Project: a high-density employment center in the urban core. Traditionally, corporate campuses have been developed on the fringes of cities, but Rio East will be located in the heart of the metro area. Downtown Tempe will experience an enormous benefit from Rio East employers and employees, and the project has the potential to increase the Downtown Tempe sales-tax base dramatically.

Project Chronology

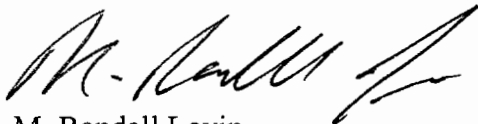
- On June 3, 2003, the City of Tempe Procurement Office issued RFP No. 04-006, titled "City of Tempe Request for Proposals for the Development of Approximately 27 Acres of Land Located South of the Rio Salado Parkway, West of Priest Road, in Tempe Arizona."
- On August 4, 2003, in response to RFP No. 04-006, SunCor submitted a proposal to the City of Tempe for a prepaid long-term lease of the 27 acres (with option to take fee-simple title in May 2007) and proposed development of Rio East Business Park on the land.
- On September 11, 2003, the Tempe City Council approved Resolution No. 2003.63, which selected SunCor's Rio East Business Park proposal and authorized exclusive negotiations with SunCor for the lease of the 27 acres.
- On September 15, 2003, SunCor commenced due diligence investigations at the ± 27 -acre site (including geotechnical studies, environmental assessment, acoustical studies, etc.). As of October 21, 2003, SunCor is awaiting final reports from the due-diligence consultants.
- On October 1, 2003, Patrick Hayes Architecture (on behalf of SunCor Development Company) submitted preliminary plans to the City of Tempe for Preliminary Site Plan Review (Tracking Number DS 031326).
- On approximately October 6, 2003, Aviation Systems, Inc. (on behalf of SunCor Development Company) submitted preliminary plans to the Federal Aviation Administration for review, in accordance with U.S. Bureau of Land Management Land Patent No. 02-97-0005, Section 6(g)(i-ii, v).
- On October 8, 2003, the City of Tempe initiated a wildlife hazard assessment, in accordance with U.S. Bureau of Land Management Land Patent No. 02-97-0005, Section 7(b).
- On October 10, 2003, City of Tempe staff met with representatives of SunCor Development Company, Patrick Hayes Architecture, Friedhoff Civil Engineers, and Heffernan & Associates to comment on the preliminary plans that had been submitted (Public Works Department SPR03105, CPTED SPR03137, Building Safety SPR03137).

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- Today, October 21, 2003, Patrick Hayes Architecture (on behalf of SunCor Development Company) submits a general/final P.A.D. package, a design review package, a comprehensive sign plan, and variance applications to the Redevelopment Review Commission.
- On approximately October 27, 2003, Aviation Systems, Inc. (on behalf of SunCor Development Company) will submit final project plans to the Federal Aviation Administration for review, in accordance with U.S. Bureau of Land Management Land Patent No. 02-97-0005, Section 6(g)(i-ii, v).
- Currently, SunCor and the City of Tempe are engaged in negotiations for a Development and Disposition Agreement (DDA).

We look forward to discussing our Rio East Business Park project with the Redevelopment Review Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Randall Levin". The signature is fluid and cursive, with a long horizontal stroke at the end.

M. Randall Levin
Senior Project Manager

B2



TO: Redevelopment Review Commission members:
Gordon Cresswell, Sharon Doyle, Cheri Edington, Charles Huellmantel, Stanley Nicpon, and Augustus Shaw, and alternates William Cleaveland, Mike DiDomenico, and Dina Tseffos

City of Tempe staff:
Steve Venker, Hector Tapia, DeeDee Kimbrell, and Dianne Garrett

FROM: Patrick Hayes Architecture (*applicant*)
SunCor Development Company (*owner/developer*)

DATE: October 21, 2003

RE: Rio East Business Park: VARIANCE REQUESTS

EXPLANATION

SunCor Development Company and Patrick Hayes Architecture request that the City of Tempe Redevelopment Review Commission grant six variances that are necessary to develop Rio East Business Park as portrayed in the General/Final P.A.D., design review documents, and comprehensive sign plan submitted on October 21, 2003. The variances, listed below, are discussed in detail on pages 3-6.

BUILDINGS

Variance 1: Building height.

PARKING

Variance 2: Bicycle parking.

SIGNAGE

Variance 3: Address on a Freestanding Monument Sign.

Variance 4: Number of Freestanding Monument Signs on Rio Salado Parkway.

Variance 5: Project and Multi-Tenant Identification on a Freestanding Monument Sign.

Variance 6: Sign Area.

In considering our variance requests, we ask the Redevelopment Review Commission to bear in mind the objectives and overall design of Rio East Business Park, as well as the distinctive characteristics of the site.

Located in the I-1 (Light Industrial) District, Rio East Business Park aims to attract a wide range of high-quality companies seeking corporate-campus space for such purposes as:

- General office uses.
- Customer-service call centers (e.g., banks, health plans, and insurance companies).
- High-technology manufacturing.
- Hybrid uses (combining general office space with other office/light-industrial uses).

The most desirable of these companies require:

- A corporate sense of arrival: Impressive project “presence,” created by an elegantly designed campus, sophisticated architecture, and handsome landscaping.
- Excellent signage: Clear indicators of the tenant’s presence within the campus, and linkage of the tenant’s corporate name/identity with the high-quality attributes of the project.
- Highly flexible space:
 - Ability to accommodate a mezzanine or partial mezzanine.
 - Wide column spacing.
 - Interior clear height approaching 26 feet, to accommodate such needs as raised “computer floors” (up to 2 feet high), large or tall equipment, extra clearances for indirect lighting, and mezzanines.
 - Pre-planned “knock-out” panels in the concrete walls for optional windows, truck doors, and walk-through doors, as desired.
- Grade-level loading and flexible truck-door locations.
- Dual power and fiber conduit to each building, and communications infrastructure capable of connecting buildings (for potential multi-building users).

Site-specific challenges to the design and potential success of Rio East Business Park include:

- Phoenix Sky Harbor Airport:
 - Noise (the easternmost runway is less than 1.5 miles from Rio East Business Park).
 - Restrictions established to protect Sky Harbor’s DVORTAC facility (embodied in a land patent), which limit uses, building height, vegetation height, and vegetation type, and prohibit fountains and water features.
- Frontage along a single street:
 - The curving route of Rio Salado Parkway, which essentially wraps around three “sides” of the project, means that the project frontage is along just one street.
 - The shape of the parcel is such that most of the project (four of the five buildings) has street frontage, increasing the need for prominent and impressive design characteristics.

The variances we request will enable us to develop the best possible project on the site.

SunCor is privileged to have been given an opportunity to propose development on this parcel of City-owned land. We believe that the design of Rio East Business Park demonstrates our commitment to quality development in the City of Tempe and within the Tempe Rio Salado Project – development that contributes substantially to the beauty of the built environment while incorporating the most informed understanding of current market needs so as to maximize the parcel’s economic potential.

Rio East Business Park will bring an important new component to the Tempe Rio Salado Project, and if developed as planned, it will enhance Tempe’s reputation as the most desirable city in the Metro Area to work, live, and play.

VARIANCES REQUESTED

BUILDINGS

Variance 1: Building Height.

For Buildings A, B, C, D, and E, increase the building roof-height limit from 30 feet (per Sec. 2-1407) to 38 feet.

Explanation of Request: In accordance with City of Tempe Zoning Ordinance 808 (and staff instructions), the height of a building is to be measured from a top-of-curb reference point in the center of the project to the highest point on the building's roof. For Rio East Business Park, the top-of-curb reference point was established as the elevation of the curb at the main entryway to the project (elevation: 1138.37 feet).

If measured from finished floor to top of roof, each Rio East building is approximately 34 feet high. However, each building's floor is at a different elevation, and four of the five buildings' floors are above the reference elevation. In the most extreme case, Building D's floor is at an elevation of 1141.26 feet — almost three feet above the reference elevation. Measured according to City of Tempe Zoning Ordinance 808, the height of the 34-foot-tall Building D would be nearly 37 feet.

Therefore, to accommodate the differences between finished floor elevations and the reference elevation, and to allow a small extra distance for roof irregularities and differences in actual finished floor elevations, we are requesting an increase in the building roof-height limit from 30 feet (above the top-of-curb reference point) to 38 feet above that same reference point.

Applicable Special Circumstances and Necessity: The proximity of Phoenix Sky Harbor Airport makes it necessary for additional roof thickness for sound insulation, to be applied above the normal roof decking (final material thickness to be determined by an acoustical engineer).

Additionally, the increased roof height is required for flex-office buildings with the necessary combination of characteristics for contemporary office/light-industrial tenants. The ability to develop such buildings is necessary to maximize the economic value of the site — both for the City of Tempe and for the developer.

Negative Impact on the Surrounding Area: Granting the variance will have no negative impact on the neighborhood. The Rio East Business Park buildings will not be the tallest in the immediate area: the two hotel buildings directly to the east are each 6 stories high. For the industrial/warehouse buildings to the south of Rio East Business Park, there is no difference in impact between a building that is 30 feet above the top-of-curb reference point and one that is (at most) 38 feet above that reference point.

PARKING

Variance 2: Bicycle Parking.

For Buildings A, B, C, D, and E, reduce the required bicycle-parking ratio by 50%, from 1 space : 2,500 s.f. (per Sec. 4-302, Office-General) to 1 space : 5,000 s.f.

Explanation of Request: This variance requests that the City consolidate several Zoning Ordinance 808 requirements for bicycle parking. No single requirement for "Light Industrial" uses is listed in the ordinance. For "Warehouse" and "Manufacturing" uses,

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the requirement is 1 space : 5,000 s.f. For "Office-General", however, the ratio is 1 space : 2,500 s.f. Our request is for a variance to reduce that Office-General requirement by 50%, to match the requirement for Warehouse and Manufacturing uses. This will enable us to use a single, uniform requirement: 1 bicycle parking space : 5,000 s.f.

Applicable Special Circumstances and Necessity: Based on our observation of low bicycle parking demand at comparable properties in the Metro Area, we believe the lower ratio will provide more than enough bicycle parking spaces.

Negative Impact on the Surrounding Area: Granting of the variance will have no negative impact on the surrounding area.

SIGNAGE

Variance 3: Address on a Freestanding Monument Sign.

For Sign A, waive the building address requirement (per Sec. 5-213.6).

Explanation of Request: Sign A will be positioned at the eastern end of the project parcel, at the intersection of Priest Drive and Rio Salado Parkway. Two hotels (AmeriSuites and SpringHill Suites) are located between Sign A and the closest Rio East Business Park building. We believe it may be confusing to drivers and pedestrians to see the Rio East Business Park numerical address range on Sign A because they may expect that address range to begin at the location of Sign A (rather than on the other side of the two intervening hotel properties).

Applicable Special Circumstances and Necessity: By City of Tempe agreement, the project parcel was intentionally extended eastward, on a long narrow "panhandle," to Priest Drive. The reason for this extension was to allow Rio East Business Park to have a monument sign at the important intersection of Priest Drive and Rio Salado Parkway. It is crucial to identify the "front door" to Rio East Business Park at that location, but address numerals will merely be confusing.

Negative Impact on the Surrounding Area: Granting the variance will benefit the surrounding area, as those seeking the hotels by address will not be confused.

Variance 4: Number of Freestanding Monument Signs on Rio Salado Parkway.

Increase the number of freestanding monument signs allowed on the project street frontage from one (per Sec. 5-302.3) to three (for Signs A, B1, and B2).

Explanation of Request: This variance is requested so that three monument signs can be installed along the extensive project frontage on Rio Salado Parkway: one (Sign A) at the corner of Rio Salado Parkway and Priest Drive, and two others (Signs B1 and B2) on either side of the main entryway to the project.

Applicable Special Circumstances and Necessity: Although Rio East Business Park has a small amount of Priest Drive frontage – and arguably could be allowed two freestanding monument signs, one for Priest Drive and one for Rio Salado Parkway – we are seeking this variance to allow three signs because Signs B1 and B2 (twin signs flanking the main entry drive) are considered two separate signs. Since that situation necessitates a variance, staff recommended, for simplicity, that we consider all three freestanding monument signs to be along Rio Salado Parkway.

C3

Sign A, at the corner of Rio Salado Parkway and Priest Drive, is essential project identification at an important intersection. Indeed, the City recognized this need by allowing a special narrow “panhandle” of land to connect the Sign A location and the main project area.

Signs B1 and B2, located approximately 1,800 feet from Sign A, bracket the entrance to the project. They bring the project colors and architecture to the street frontage and create a balanced, harmonious effect at the entryway. Moreover, for a five-building, 306,800-square-foot project, with tenants who require prominent corporate identify, they also provide a logical place for tenant identification signage.

Thus, all of these signs are appropriate and necessary for the project. Indeed, considering the overall length of the project street frontage, a total of three low-profile freestanding monument signs is minimally sufficient.

Negative Impact on the Surrounding Area: No negative impact will be experienced by surrounding properties. The proposed monument signs do not interfere with, or compete with, the signs of other businesses. They are designed as architectural/sculptural pieces that enhance the overall project architecture and provide valuable information to those who approach and enter the campus.

Variance 5: Project and Multi-Tenant Identification on a Freestanding Monument Sign. For Signs A, B1, and B2, waive the requirement that a freestanding monument sign identify only the name of the business, center/complex, or place for which the sign is intended (per Sec. 5-213.4).

Explanation of Request: Signs A, B1, and B2 elegantly pair two essential components of Rio East Business Park signage: project identification and tenant identification. For this project and site, there is no advantage to separating these signage functions — both functions are necessary, and they look and work best in combination. We regard these signs as architectural/sculptural pieces on which two types of signage (project identification and multi-tenant identification) have been mounted.

Applicable Special Circumstances and Necessity: For a large project — comprising five large buildings and 306,800 square feet of space — signage that would be adequate for a single building or business will not be sufficient to meet the needs of tenants. We believe it is logical and aesthetically pleasing to combine project identification and multi-tenant identification in one monument sign.

Negative Impact on the Surrounding Area: The proposed variance will have no negative impact on the surrounding area. The signs are attractive, useful, and blend with project architecture.

Variance 6: Sign Area.

For Signs A, B1, and B2, increase the maximum allowable area for a freestanding identification sign from 24 square feet (per Sec. 5-213.1) to 101.8 square feet.

Explanation of Request: On Signs A, B1, and B2 — where project identification and multi-tenant identification have been combined — a 24-square-foot maximum allowable area would result in an unreadably small sign. Using the measurement technique required by Zoning Ordinance 808, the area requested in this variance application is

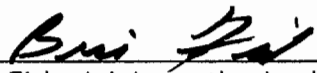
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101.8 square feet. However, if the two portions of the sign are considered independently, it is clear that this variance does not actually request a fourfold increase in sign area. The project identification portion measures only 22 square feet, and the multi-tenant identification portion measures just 36.8 square feet. The size of the multi-tenant identification panel is guided by sign proportions and by the need to have readable lettering.

Applicable Special Circumstances and Necessity: Signs A, B1, and B2 will be installed on busy streets where drivers will be seeking information while driving at moderate speed. The sign text must be of a size that can be read while in motion, and across several lanes of traffic. We believe that the signage we have proposed is as small as it can be while remaining useful.


Negative Impact on the Surrounding Area: The proposed variance will have no negative impact on the surrounding area. The signs are attractive, useful, and blend with project architecture.

Respectfully submitted by:



Brian Fish, A.I.A., authorized representative of:
Patrick Hayes Architecture (*applicant*)

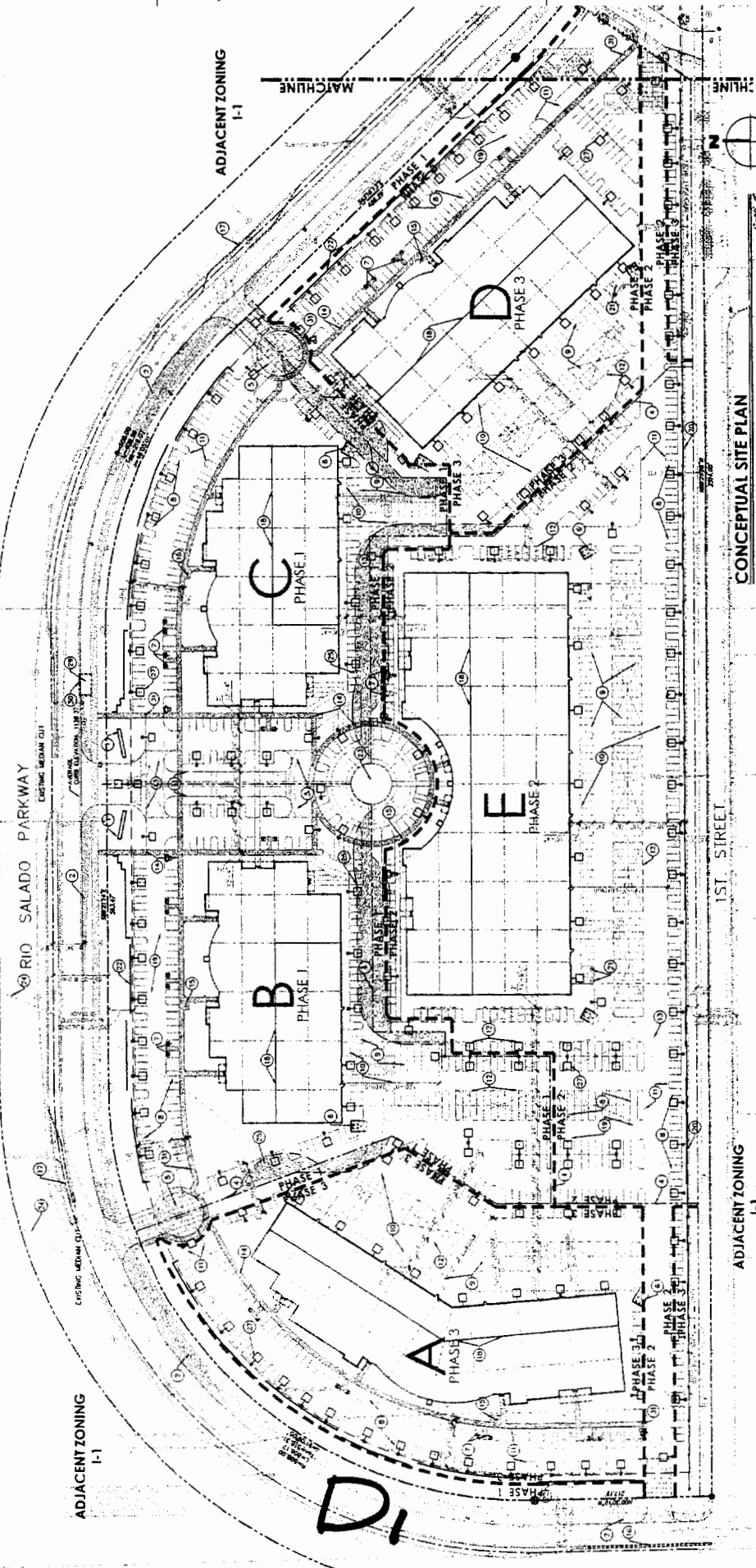
October 21, 2003



M. Randall Levin, A.I.A., authorized representative of:
SunCor Development Company (*owner/developer*)

October 21, 2003

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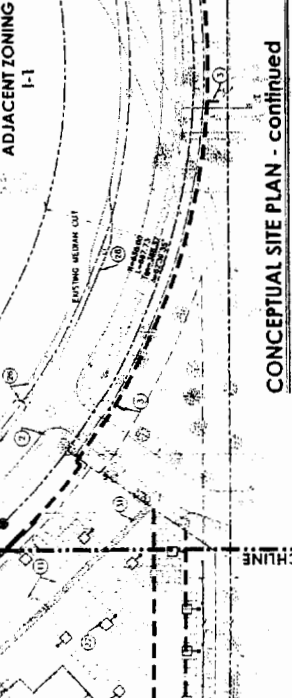
KEYNOTES

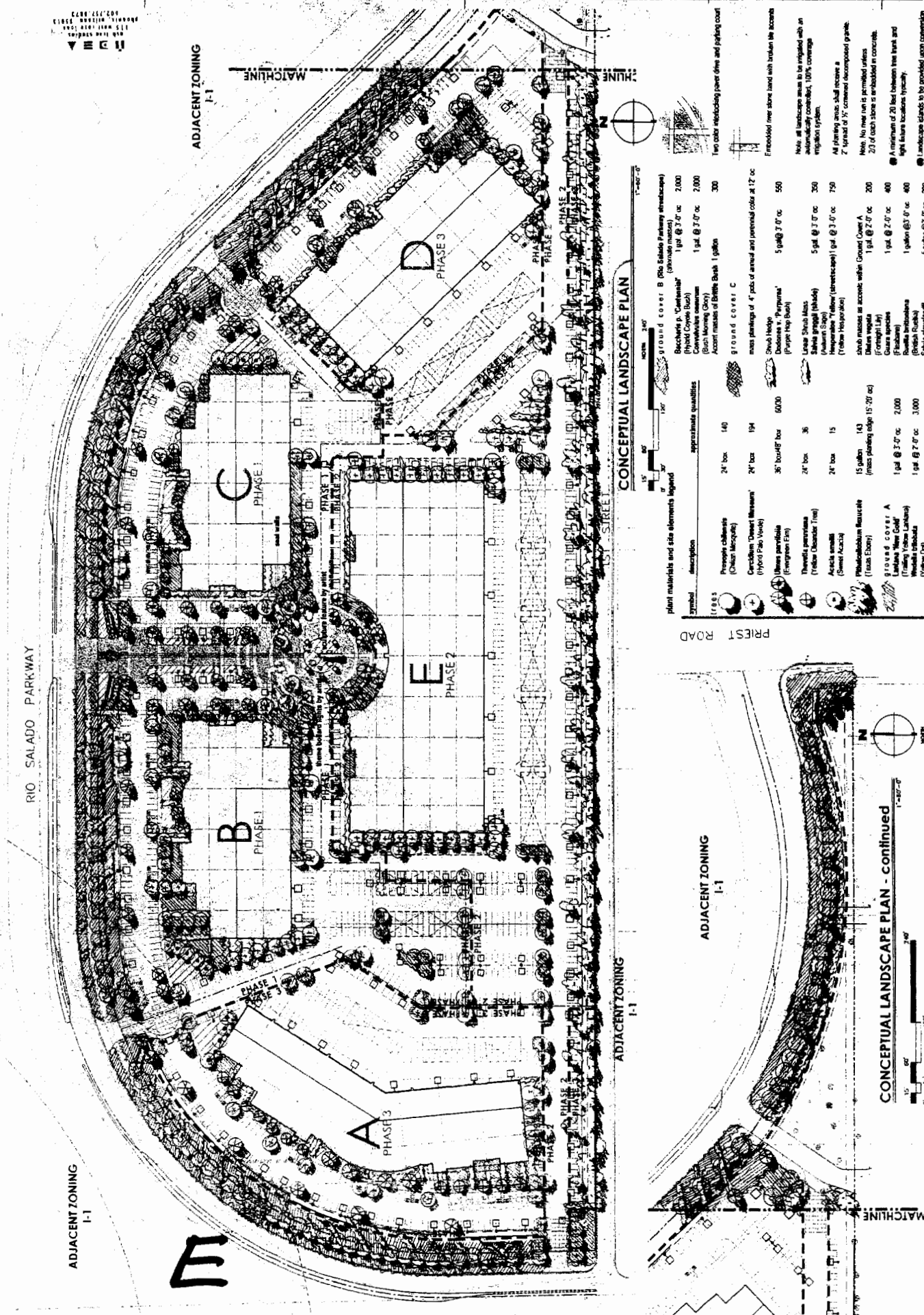
1. PROPOSED MONUMENT SIGN LOCATION - PROJECT
2. ID. / BUILDING-TENANT. ALL SIGNAGE TO BE
3. PROCESSED UNDER SEPARATE PERMIT STANDARDS
4. PROPOSED REPLACEMENT MONUMENT SIGN LOCATION
5. FOR HOTEL - TO MATCH RIO EAST
6. DECORATIVE TRIM ENTRY PAVING - SEE
7. LANDSCAPE
8. CITY OF TEMPE TRASH ENCLOSURE (TYP.)
9. CITY OF TEMPE STANDARD PARKING STALL (TYP.)
10. CITY OF TEMPE STANDARD PARKING STALL (TYP.)
11. CITY OF TEMPE STANDARD PARKING STALL (TYP.)
12. PROPOSED FUTURE LOCATION OF COVERED PARKING
13. CANOPY (TYP.) SEE VEHICLE TURNING RADIUS -
14. 45' TURNING RADIUS W/ 20' WIDE LAKE (TYP.)
15. 6" WIDE CONCRETE SIDEWALK (TYP.)
16. BICYCLE RACK LOCATION (TYP.)
17. PROPOSED NEW LEFT TURN LANE.
18. EDGE OF FUTURE SECOND FLOOR MEZZANINE -
19. FUTURE MEZZANINE OVER FIRST TWO BAYS OF ALL
20. BUILDINGS ASIDE (TYP.)
21. 8" HIGH PAINTED, STAGGERED, CALI. SCREEN WALL
22. W/ 2" DECORATIVE PERIS AT 42" O.C. AT
23. LOADING AREAS, 6" HIGH WROUGHT IRON W/ 2" X
24. 2" SQUARE PERIS AT 42" O.C. AT
25. FUTURE CITY OF TEMPE ACCESSIBLE PARKING STALL
26. (TYP.)
27. 3" HIGH CALI. PARKING SCREEN WALL
28. FUTURE CITY OF TEMPE - SEE
29. LANDSCAPE
30. 750' & 1000' RADIUS FROM DORTCH
31. 750' & 1000' RADIUS FROM DORTCH
32. PROPOSED NEW MEDIAN SPACING FOR LEFT TURNS
33. 27' POLE MOUNTED PARKING LOT LIGHT FIXTURE (TYP.)
34. PROPOSED MEDIAN MODIFICATION FOR ADDITIONAL
35. PROPOSED FUTURE LOCATION OF BUS TRANSIT
36. SHELTER
37. PROPOSED FUTURE BUS TRANSIT SHELTER
38. EXISTENT
39. ACCESSIBLE ROUTE

VICINITY



CONCEPTUAL SITE PLAN - continued

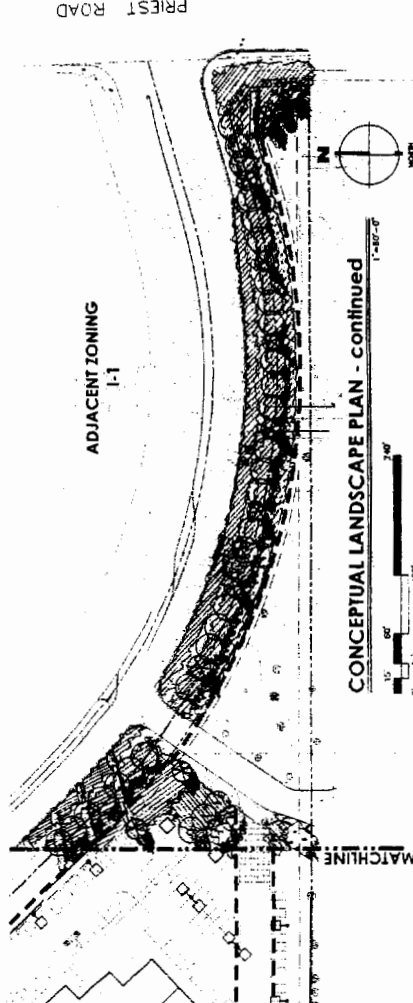




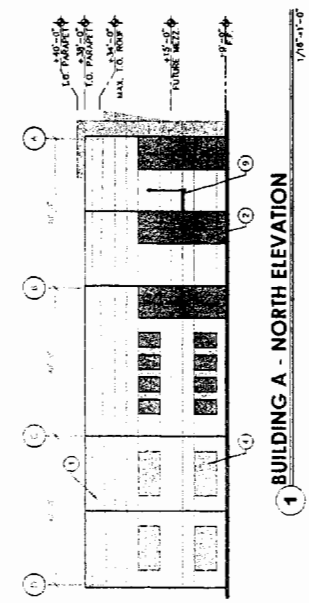
CONCEPTUAL LANDSCAPE PLAN

plant materials and site elements legend

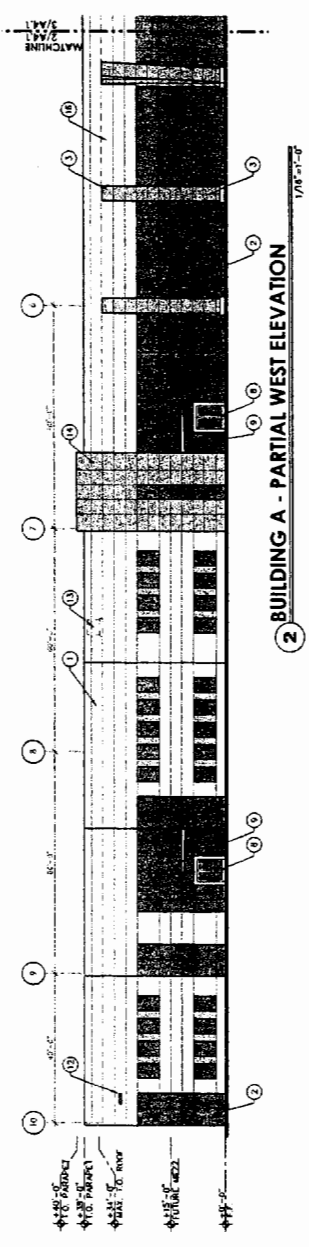
Symbol	Description	Approximate Quantities
10.0.1	Perennial plantings (Chionodoxa)	24' box 140
10.0.2	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	24' box 194
10.0.3	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	36' box 140
10.0.4	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	24' box 36
10.0.5	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	24' box 15
10.0.6	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.7	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.8	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
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10.0.89	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.90	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.91	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.92	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.93	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.94	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.95	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.96	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.97	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.98	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.99	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143
10.0.100	Perennial plantings (Cercidiphyllum 'Descent Blenheim')	15 gallon 143



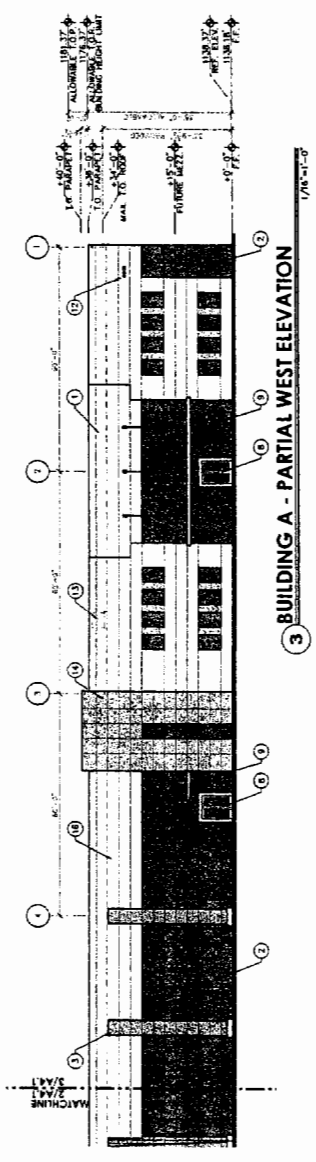
CONCEPTUAL LANDSCAPE PLAN - continued



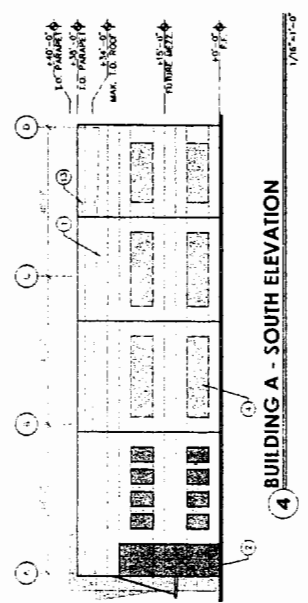
1 BUILDING A - NORTH ELEVATION



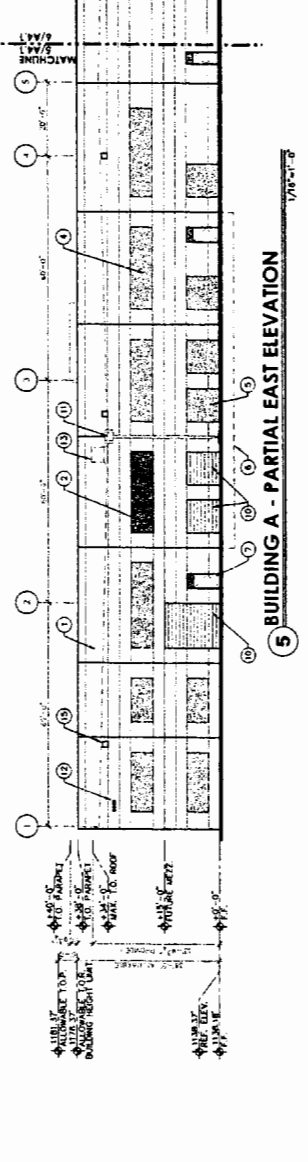
2 BUILDING A - PARTIAL WEST ELEVATION



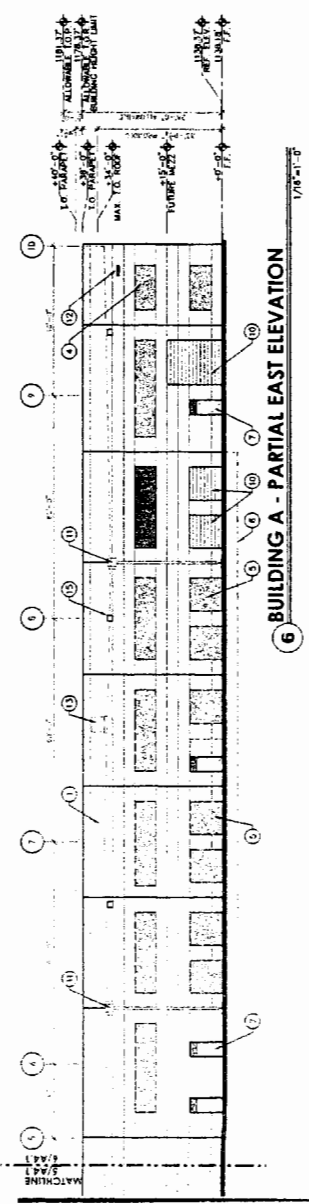
3 BUILDING A - PARTIAL WEST ELEVATION



4 BUILDING A - SOUTH ELEVATION

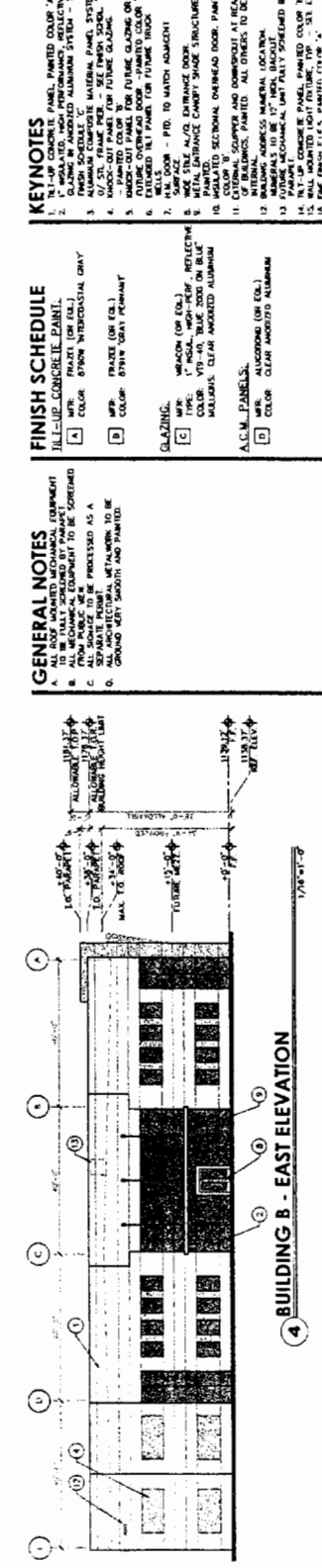
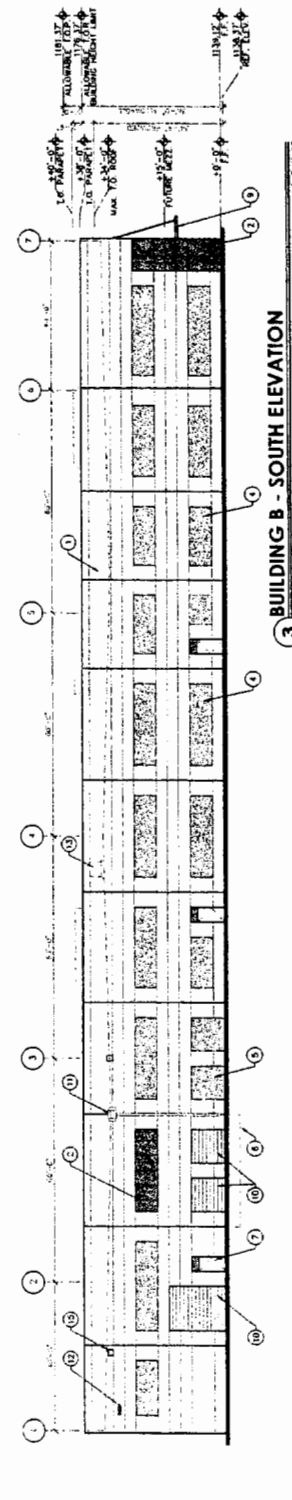
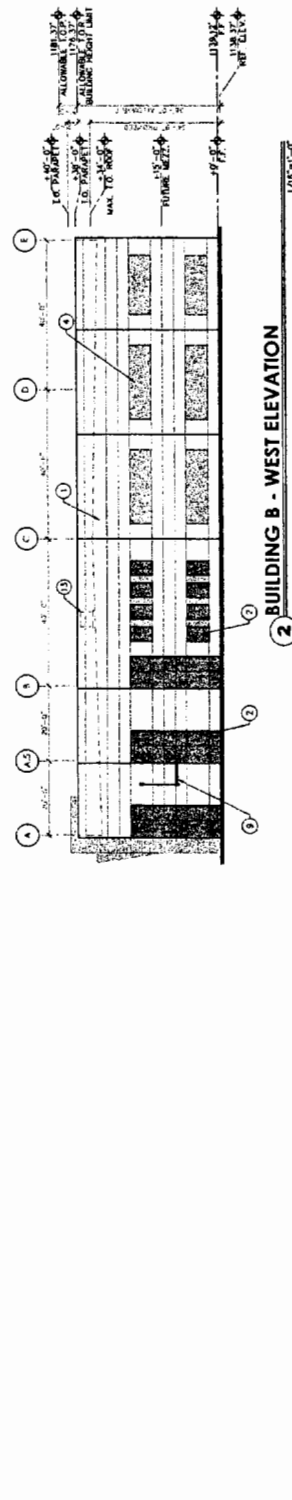
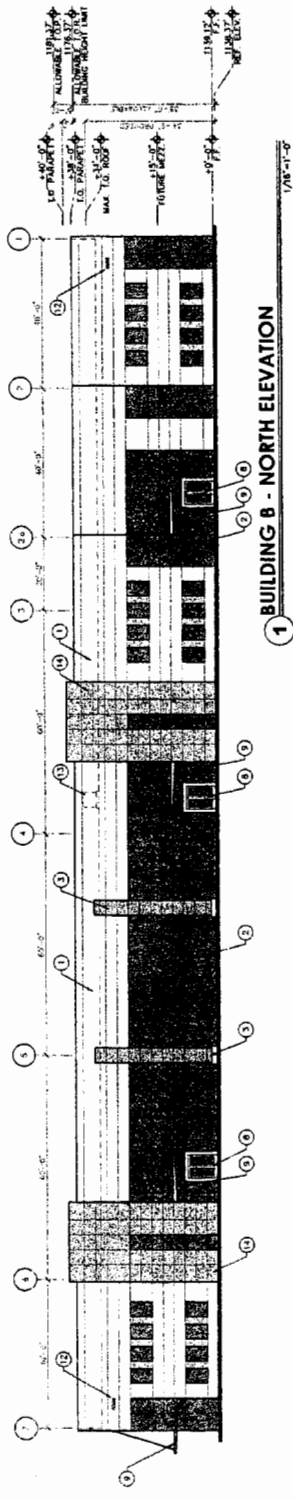


5 BUILDING A - PARTIAL EAST ELEVATION



6 BUILDING A - PARTIAL EAST ELEVATION

- GENERAL NOTES**
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW. SCREENING SHALL BE A SEPARATE PERMIT. PROVIDE A SCREENING WALL OR CURTAIN NOT LESS THAN 6' HIGH AND NOT LESS THAN 1" THICK.
 - SCREENING WALL OR CURTAIN SHALL BE CONCRETE OR METAL.
 - SCREENING WALL OR CURTAIN SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR.
- FINISH SCHEDULE**
- | ITEM | FINISH | COLOR |
|------|-----------------------|-------|
| 1 | ILLUPE CONCRETE PANEL | GRAY |
| 2 | FRATEL (OR COL.) | GRAY |
| 3 | FRATEL (OR COL.) | GRAY |
| 4 | FRATEL (OR COL.) | GRAY |
| 5 | FRATEL (OR COL.) | GRAY |
| 6 | FRATEL (OR COL.) | GRAY |
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| 97 | FRATEL (OR COL.) | GRAY |
| 98 | FRATEL (OR COL.) | GRAY |
| 99 | FRATEL (OR COL.) | GRAY |
| 100 | FRATEL (OR COL.) | GRAY |
- KEYNOTES**
1. 1/2" UP CONCRETE PANEL, PAINTED COLOR "A".
 2. 1/2" UP CONCRETE PANEL, PAINTED COLOR "A".
 3. 1/2" UP CONCRETE PANEL, PAINTED COLOR "A".
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 99. 1/2" UP CONCRETE PANEL, PAINTED COLOR "A".
 100. 1/2" UP CONCRETE PANEL, PAINTED COLOR "A".



GENERAL NOTES

- ALL DOOR MOUNTED MECHANICAL EQUIPMENT SHALL BE MOUNTED TO THE EXTERIOR WALLS OF THE BUILDING.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED BY A SCREEN OR LATHING.
- ALL SCREENS TO BE PROVIDED AS A SEPARATE ITEM.
- GROUND MEY SHALL BE SMOOTH AND PAINTED.

FINISH SCHEDULE

ITEM	FINISH
1	INTERIOR CONCRETE PAINT
2	EXTERIOR CONCRETE PAINT
3	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
4	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
5	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
6	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
7	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
8	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
9	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
10	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
11	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
12	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
13	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
14	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1
15	EXTERIOR ALUMINUM PANEL SYSTEM - SEE SCHEDULE 1

KEYNOTES

1. IN-OF CONCRETE PANELS, PARTS COLOR 15.
2. IN-OF CONCRETE PANELS, PARTS COLOR 15.
3. IN-OF CONCRETE PANELS, PARTS COLOR 15.
4. IN-OF CONCRETE PANELS, PARTS COLOR 15.
5. IN-OF CONCRETE PANELS, PARTS COLOR 15.
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12. IN-OF CONCRETE PANELS, PARTS COLOR 15.
13. IN-OF CONCRETE PANELS, PARTS COLOR 15.
14. IN-OF CONCRETE PANELS, PARTS COLOR 15.
15. IN-OF CONCRETE PANELS, PARTS COLOR 15.

F2

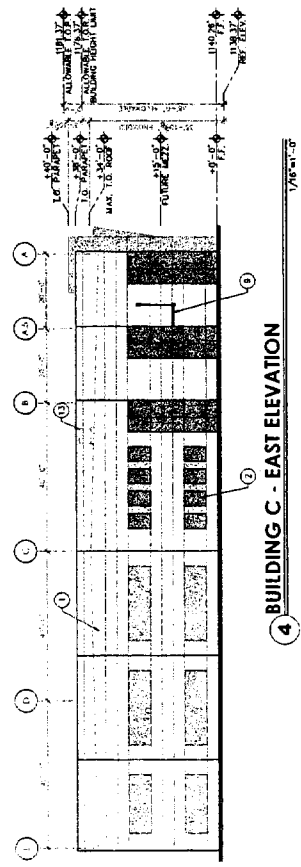
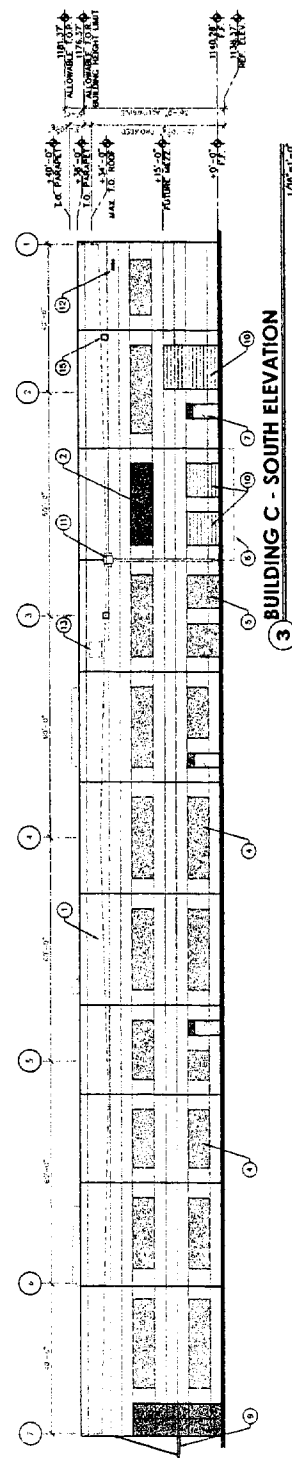
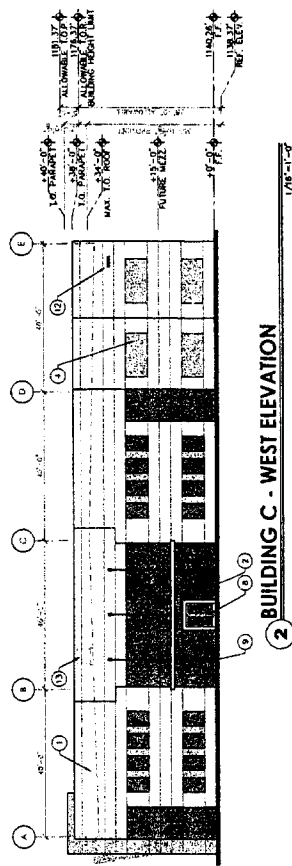
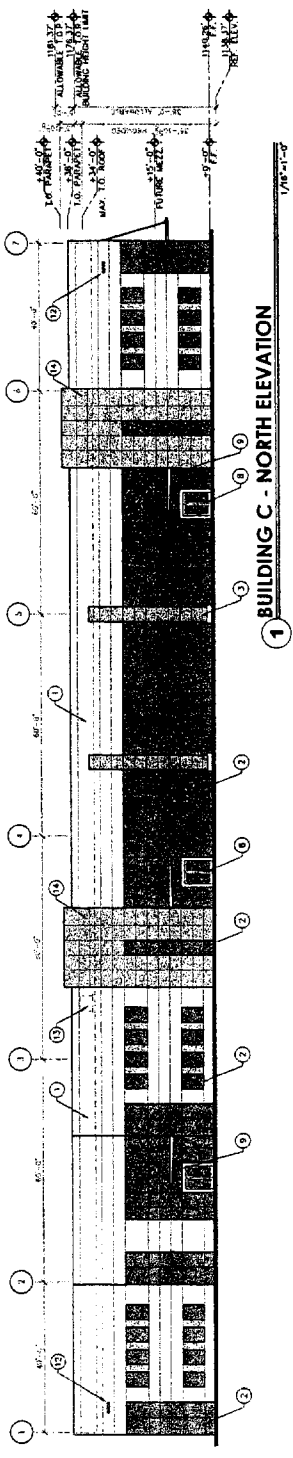
ARCHITECTURE
PATRICK J. AYRES
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9490
www.patrickjarchitecture.com



RIO EAST BUSINESS PARK
SWC Rio Salido Parkway & Priest Road
Tempe, Arizona

PROJECT NO. 03-084
DATE 1/18/11
DRAWN BY C304444-1
CHECKED BY C304444-1
DATE 10/21/2003
BUILDING "C"
ELEVATIONS

A4.3



GENERAL NOTES

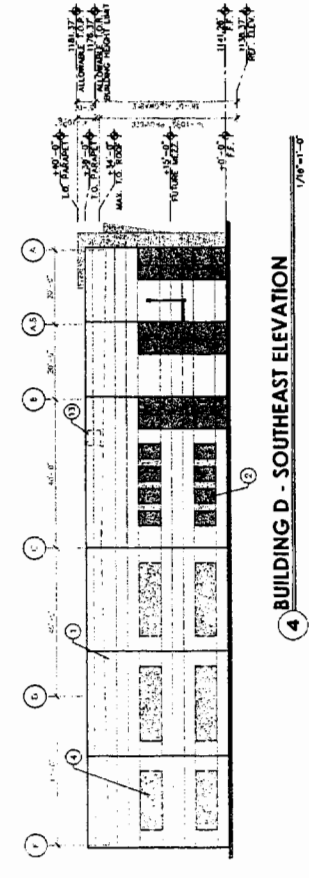
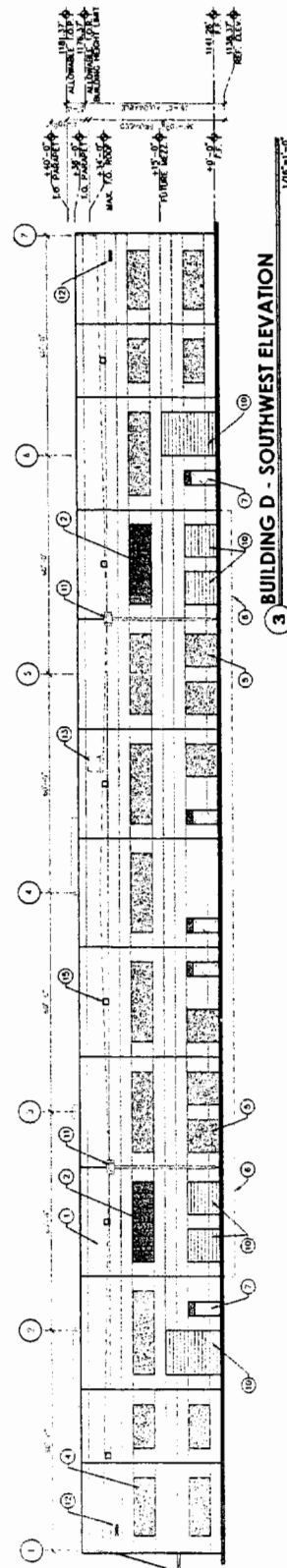
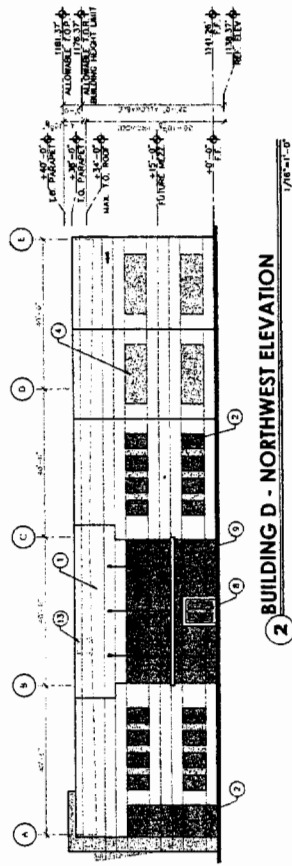
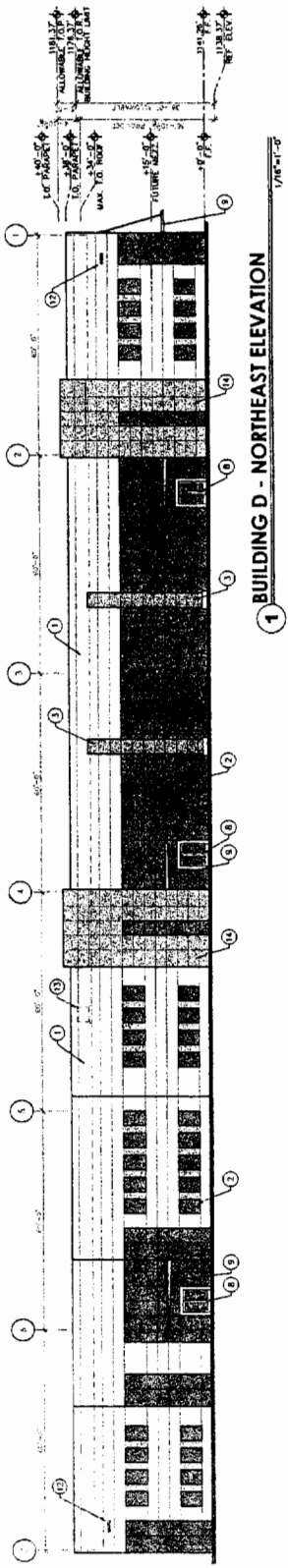
- A. TO BE FULLY SCREENED BY PAINT.
- B. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- C. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- D. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- E. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- F. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- G. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
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- I. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- J. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- K. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- L. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- M. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- N. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- O. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- P. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- Q. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- R. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- S. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- T. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- U. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- V. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- W. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- X. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- Y. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.
- Z. ALL MECHANICAL COMPONENTS TO BE SCREENED BY PAINT.

FINISH SCHEDULE

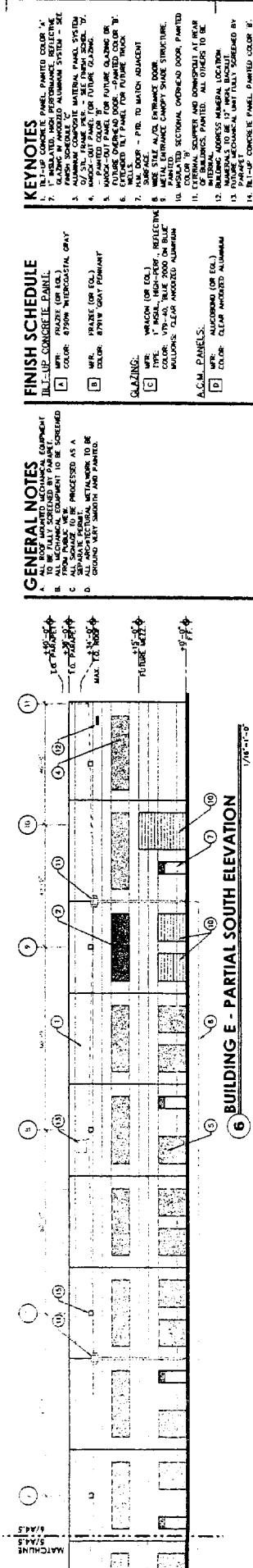
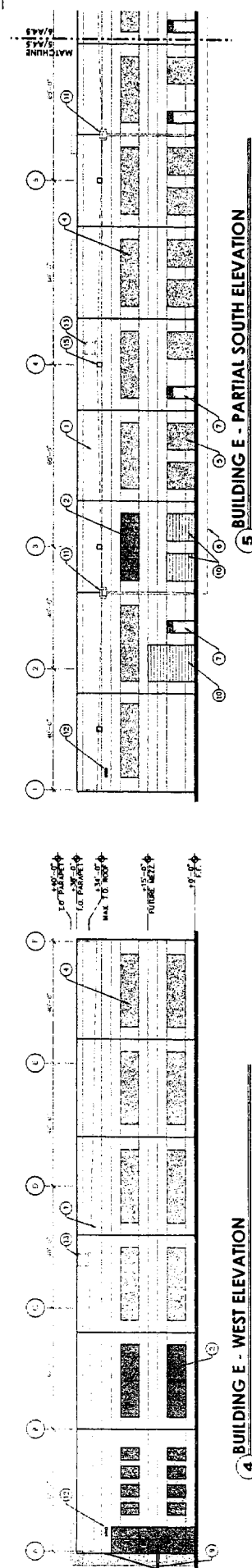
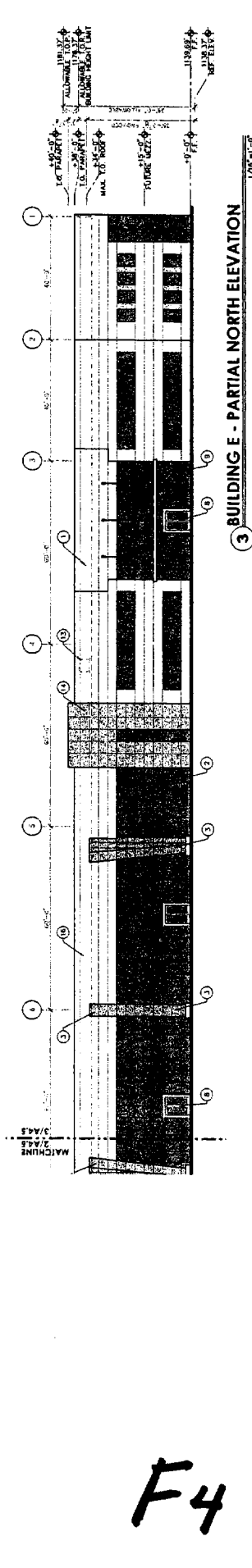
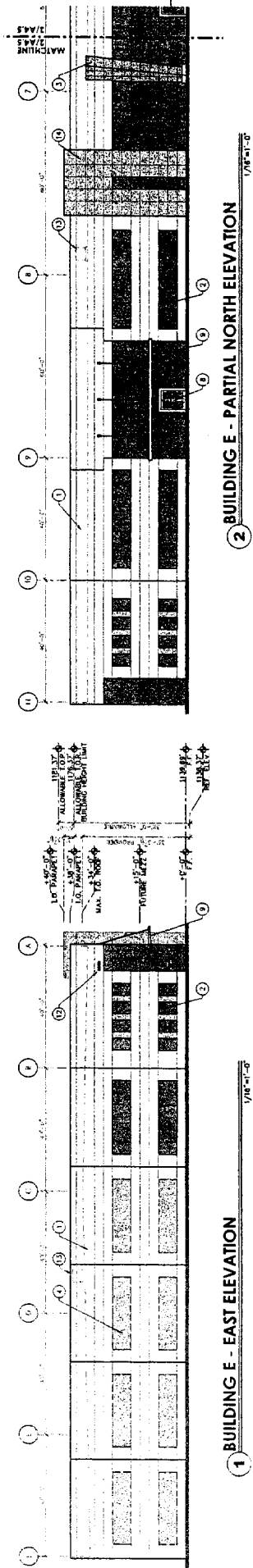
- | ITEM | FINISH |
|------|------------------|
| 1 | PAINT (SEE NOTE) |
| 2 | PAINT (SEE NOTE) |
| 3 | PAINT (SEE NOTE) |
| 4 | PAINT (SEE NOTE) |
| 5 | PAINT (SEE NOTE) |
| 6 | PAINT (SEE NOTE) |
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| 11 | PAINT (SEE NOTE) |
| 12 | PAINT (SEE NOTE) |
| 13 | PAINT (SEE NOTE) |
| 14 | PAINT (SEE NOTE) |
| 15 | PAINT (SEE NOTE) |

KEYNOTES

1. ISOLATED, HIGH PERFORMANCE, REFLECTIVE GLAZING IN MODIFIED ALUMINUM SYSTEM - SEE SCHEDULE.
2. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
3. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
4. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
5. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
6. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
7. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
8. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
9. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
10. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
11. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
12. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
13. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
14. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.
15. ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM - SEE SCHEDULE.



- GENERAL NOTES**
- ALL WORK TO BE FULLY SCREENED BY FINISH.
 - ALL WORK TO BE FULLY SCREENED BY FINISH.
 - ALL WORK TO BE FULLY SCREENED BY FINISH.
 - ALL WORK TO BE FULLY SCREENED BY FINISH.
- FINISH SCHEDULE**
- FINISH SCHEDULE
1. 1/2\"/>



F4

KEYNOTES

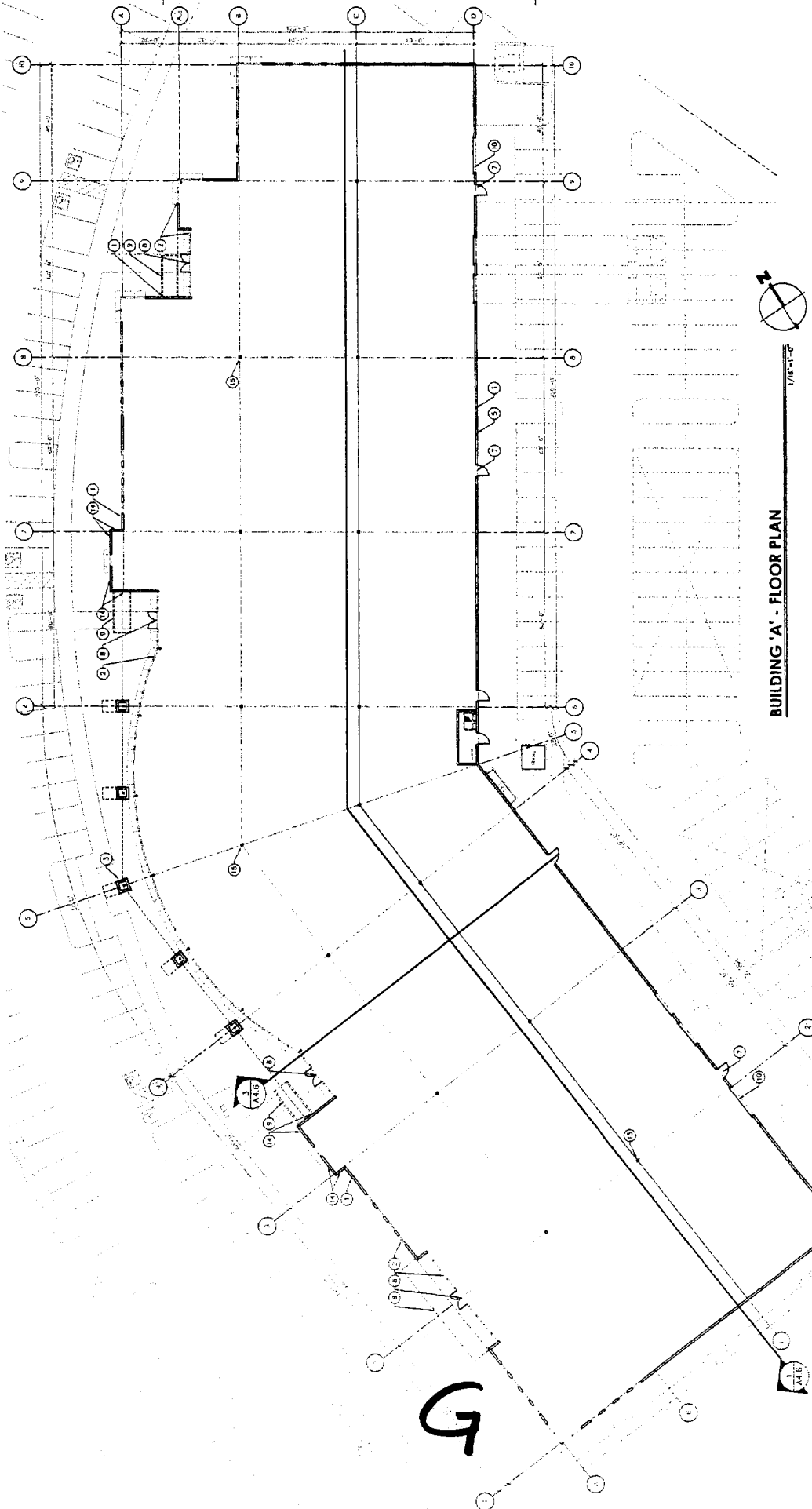
- [illegible]

FINISH SCHEDULE

- ULT-UP CONCRETE PANEL:**
- A** MFR: FRAZER (OR EOL)
COLOR: 4750W INTERCOSTA
- B** MFR: FRAZER (OR EOL)
COLOR: 8791W GRAY PENMAN
- GLAZING:**
- C** MFR: WRACON (OR EOL)
TYPE: 1" INSUL., HIGH-PRESS.
COLOR: V97-A0; BLUE 2000
WOLONG; CLEAR ANODIZED
- A.C.M. PANELS:**
- D** MFR: ALUMINORD (OR EOL)
COLOR: CLEAR ANODIZED AL.

GENERAL NOTES

- ALL MECHANICAL EQUIPMENT TO BE PROCESSED AND
FROM PUBLIC VIEW. THE PROCESSING OF ALL
ALL ARCHITECTURAL METALWORK TO
SEPARATE PRISMATIC
GROUND VERY SMOOTH AND PAINTED



BUILDING 'A' - FLOOR PLAN

GENERAL NOTES

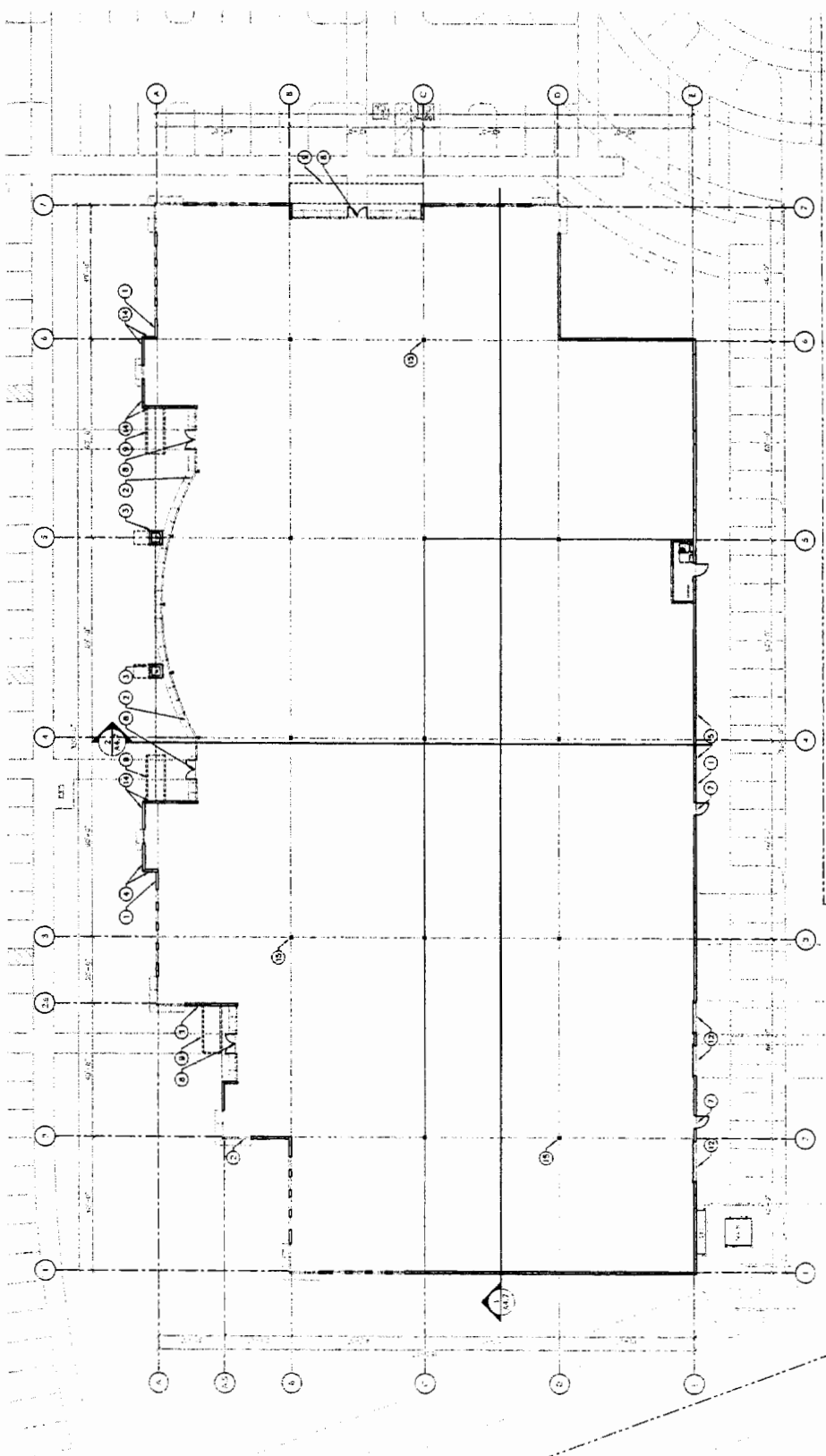
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE PROTECTED BY A 12" MIN. BACQUIT.
- B. ALL MECHANICAL EQUIPMENT TO BE CONTAINED WITHIN A STRUCTURE SHALL BE PROTECTED BY A 12" MIN. BACQUIT.
- C. ALL MECHANICAL EQUIPMENT TO BE CONTAINED WITHIN A STRUCTURE SHALL BE PROTECTED BY A 12" MIN. BACQUIT.
- D. ALL MECHANICAL EQUIPMENT TO BE CONTAINED WITHIN A STRUCTURE SHALL BE PROTECTED BY A 12" MIN. BACQUIT.

KEYNOTES (con't)

15. STEEL COLUMN, TYP. - SEE STRUCTURAL.

KEYNOTES

1. TILT-UP CONCRETE PANEL, PAINTED COLOR 'A'.
2. GLAZING - SEE SCHEDULE 'C'.
3. FINISH SCHEDULE 'C'.
4. FINISH SCHEDULE 'C'.
5. FINISH SCHEDULE 'C'.
6. FINISH SCHEDULE 'C'.
7. FINISH SCHEDULE 'C'.
8. FINISH SCHEDULE 'C'.
9. FINISH SCHEDULE 'C'.
10. FINISH SCHEDULE 'C'.
11. FINISH SCHEDULE 'C'.
12. FINISH SCHEDULE 'C'.
13. FINISH SCHEDULE 'C'.
14. TILT-UP CONCRETE PANEL, PAINTED COLOR 'B'.



BUILDING 'B' - FLOOR PLAN



GENERAL NOTES

- A. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- B. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
- C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- D. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

KEYNOTES (con't)

15. STEEL COLUMN, TYP. - SEE STRUCTURAL.

KEYNOTES

1. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
2. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
3. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
4. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
5. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
6. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
7. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
8. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
9. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
10. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
11. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
12. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
13. 1/2" X 1/2" X 1/2" PAINTED COLOR V.
14. 1/2" X 1/2" X 1/2" PAINTED COLOR V.

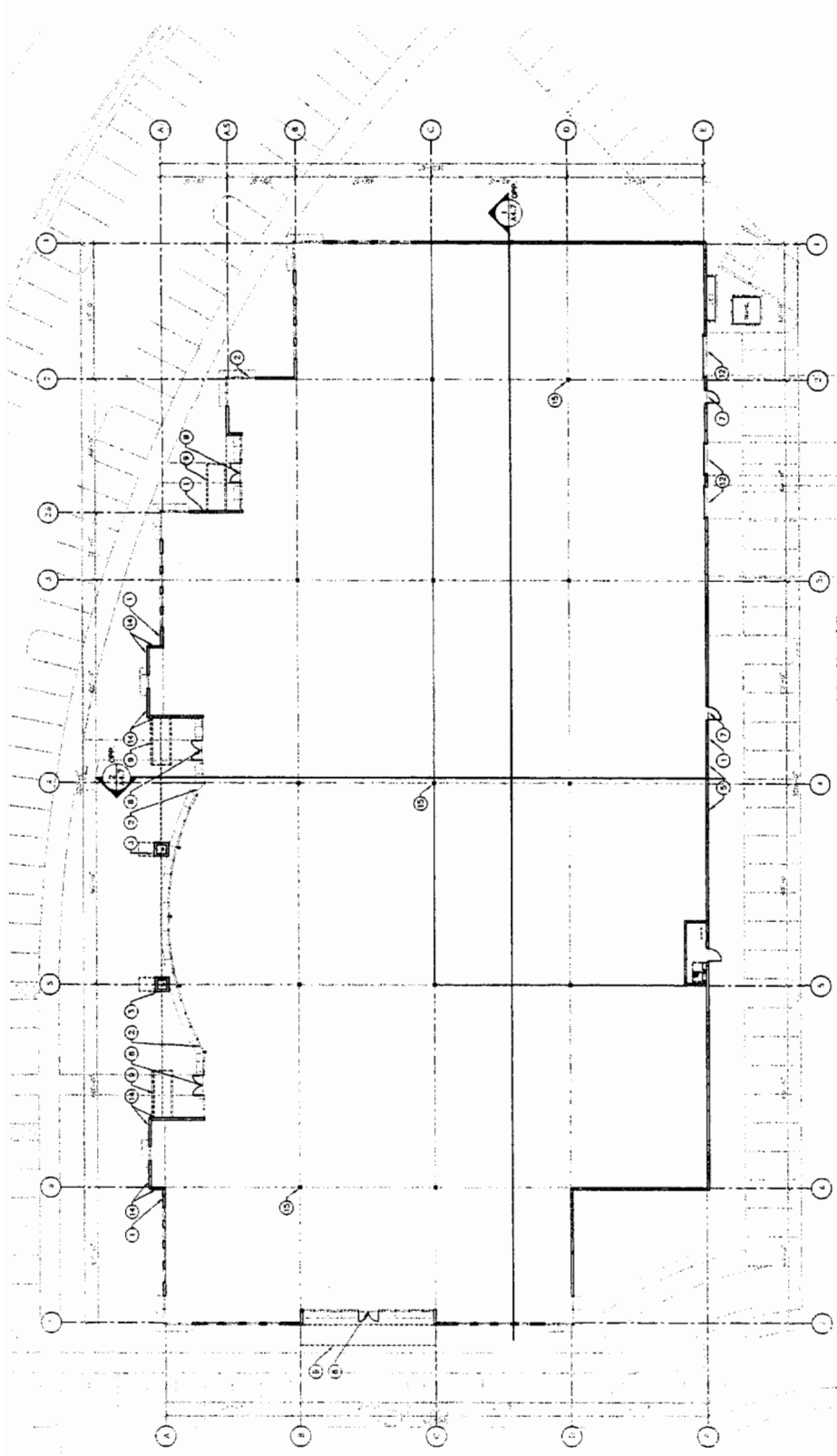
PATRICK HAYES ARCHITECTURE
15449 NORTH 71st STREET
SUITE 200
SCOTTSDALE, ARIZONA 85254
P: 480.556.9490
F: 480.556.9490
WWW.PHARCHITECTURE.COM



RIO EAST BUSINESS PARK
SWC Rio Salado Parkway & Priest Road
Tempe, Arizona

PROJECT NO. 0304442-1
DATE 10/21/2003
DRAWN BY JLF
CHECKED BY JLF
BUILDING 'B' FLOOR PLAN

A2.2



BUILDING 'C' - FLOOR PLAN

GENERAL NOTES

- A. ALL ROOMS ADJACENT TO MECHANICAL EQUIPMENT
- B. ALL MECHANICAL EQUIPMENT TO BE SCREENED
- C. ALL ROOMS TO BE PROCESSED AS A
- D. ALL ROOMS TO BE PROCESSED AS A
- E. ALL ROOMS TO BE PROCESSED AS A
- F. ALL ROOMS TO BE PROCESSED AS A
- G. ALL ROOMS TO BE PROCESSED AS A
- H. ALL ROOMS TO BE PROCESSED AS A
- I. ALL ROOMS TO BE PROCESSED AS A
- J. ALL ROOMS TO BE PROCESSED AS A
- K. ALL ROOMS TO BE PROCESSED AS A
- L. ALL ROOMS TO BE PROCESSED AS A
- M. ALL ROOMS TO BE PROCESSED AS A
- N. ALL ROOMS TO BE PROCESSED AS A
- O. ALL ROOMS TO BE PROCESSED AS A
- P. ALL ROOMS TO BE PROCESSED AS A
- Q. ALL ROOMS TO BE PROCESSED AS A
- R. ALL ROOMS TO BE PROCESSED AS A
- S. ALL ROOMS TO BE PROCESSED AS A
- T. ALL ROOMS TO BE PROCESSED AS A
- U. ALL ROOMS TO BE PROCESSED AS A
- V. ALL ROOMS TO BE PROCESSED AS A
- W. ALL ROOMS TO BE PROCESSED AS A
- X. ALL ROOMS TO BE PROCESSED AS A
- Y. ALL ROOMS TO BE PROCESSED AS A
- Z. ALL ROOMS TO BE PROCESSED AS A

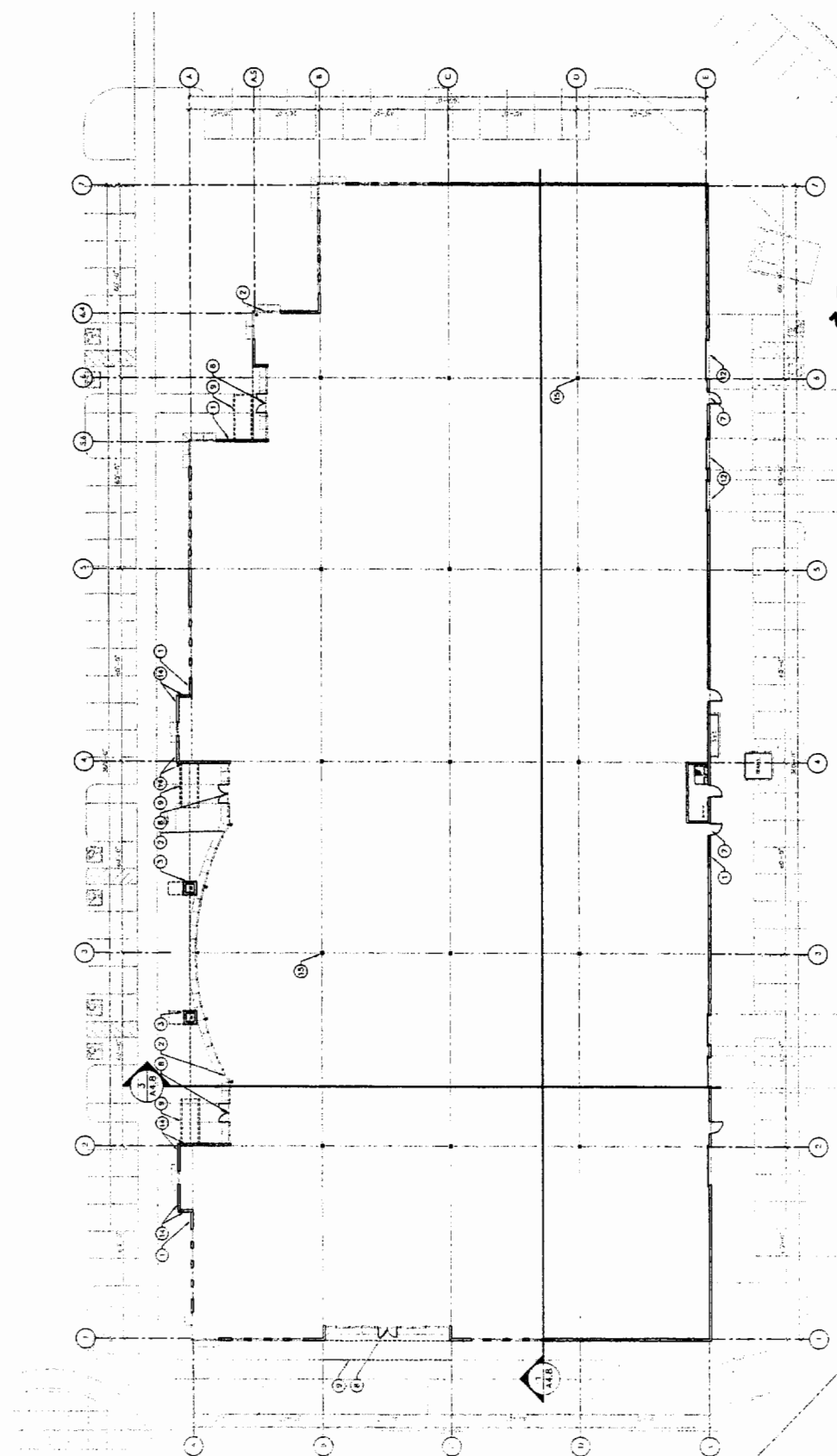
KEYNOTES (cont)

15. STEEL COLUMN, TYP - SEE STRUCTURAL

KEYNOTES

1. GLASS CURTAIN WALL, PAINTED COLOR 1/1
2. GLASS CURTAIN WALL, PAINTED COLOR 1/1
3. GLASS CURTAIN WALL, PAINTED COLOR 1/1
4. GLASS CURTAIN WALL, PAINTED COLOR 1/1
5. GLASS CURTAIN WALL, PAINTED COLOR 1/1
6. GLASS CURTAIN WALL, PAINTED COLOR 1/1
7. GLASS CURTAIN WALL, PAINTED COLOR 1/1
8. GLASS CURTAIN WALL, PAINTED COLOR 1/1
9. GLASS CURTAIN WALL, PAINTED COLOR 1/1
10. GLASS CURTAIN WALL, PAINTED COLOR 1/1
11. GLASS CURTAIN WALL, PAINTED COLOR 1/1
12. GLASS CURTAIN WALL, PAINTED COLOR 1/1
13. GLASS CURTAIN WALL, PAINTED COLOR 1/1
14. GLASS CURTAIN WALL, PAINTED COLOR 1/1
15. STEEL COLUMN, TYP - SEE STRUCTURAL

G2



BUILDING 'D' - FLOOR PLAN

GENERAL NOTES

- A. TO BE MOUNTED MECHANICAL EQUIPMENT
- B. ALL MECHANICAL EQUIPMENT TO BE SCHEDULED
- C. ALL SCHEDULE TO BE PROCESSED AS A
- D. ALL MECHANICAL METALWORK TO BE
- E. GROUND VERY SMOOTH AND PAINTED

KEYNOTES (con't)

15. STEEL COLUMN, TYP. - SEE STRUCTURAL

KEYNOTES

1. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
2. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
3. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
4. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
5. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
6. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
7. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
8. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
9. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
10. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
11. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
12. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
13. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'
14. 1/4" UP CONC. FLOOR, PAINTED COLOR 'X'

PATRICK HAYES ARCHITECTURE
1549 NORTH 71st Street
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www.patrickhayes.com

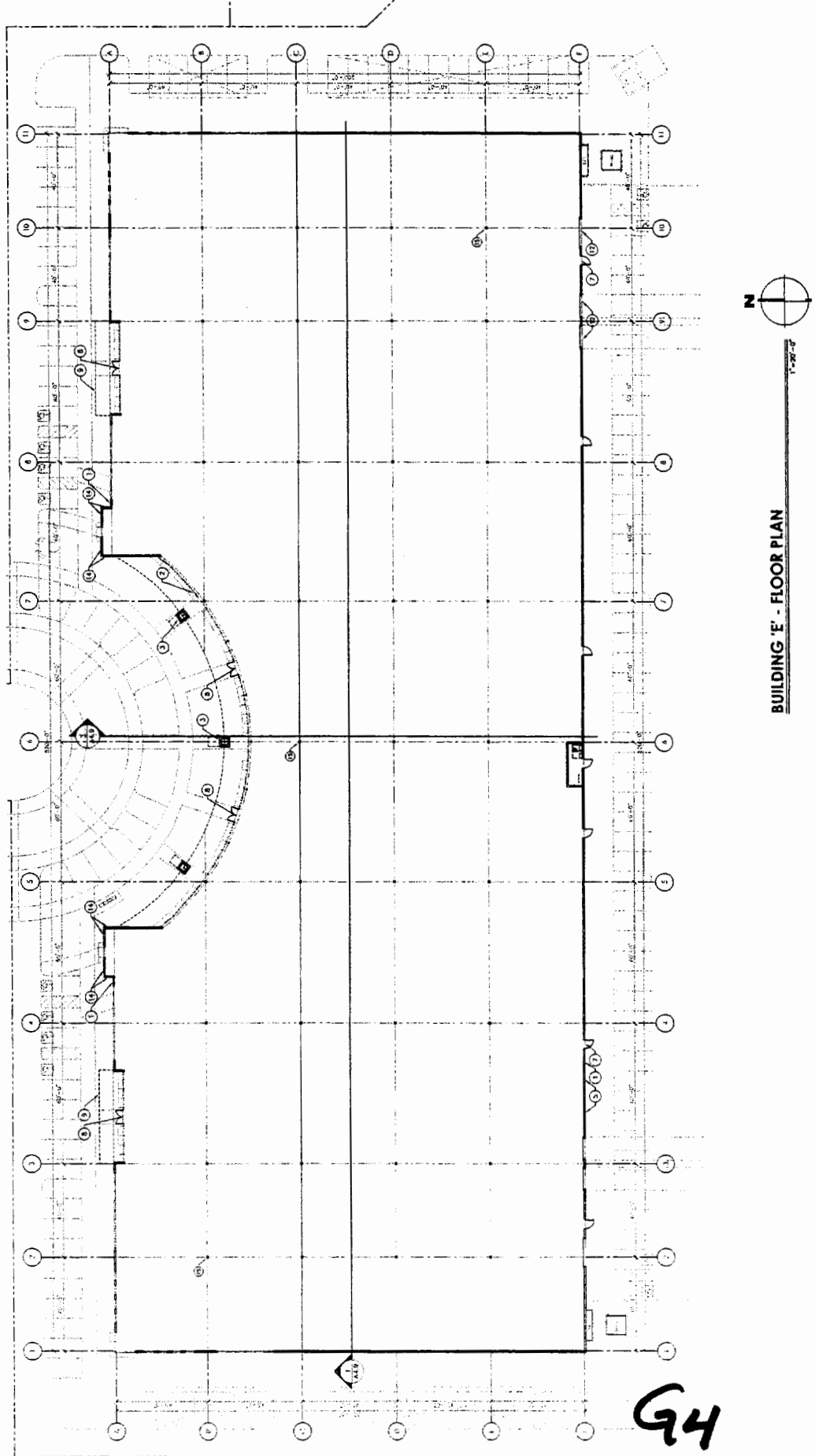
SUNCOR
RIVERSIDE AVENUE
TEMPE, ARIZONA 85283

RIO EAST BUSINESS PARK
SWC Rio Salado Parkway & Priest Road
Tempe, Arizona

PROJECT NO: 03-044
DATE: 1/11/07
DRAWN BY: 0304442-1
CHECKED BY: BF
DATE: 10/21/2003
BUILDING 'D'
FLOOR
PLAN

A2.4

G3



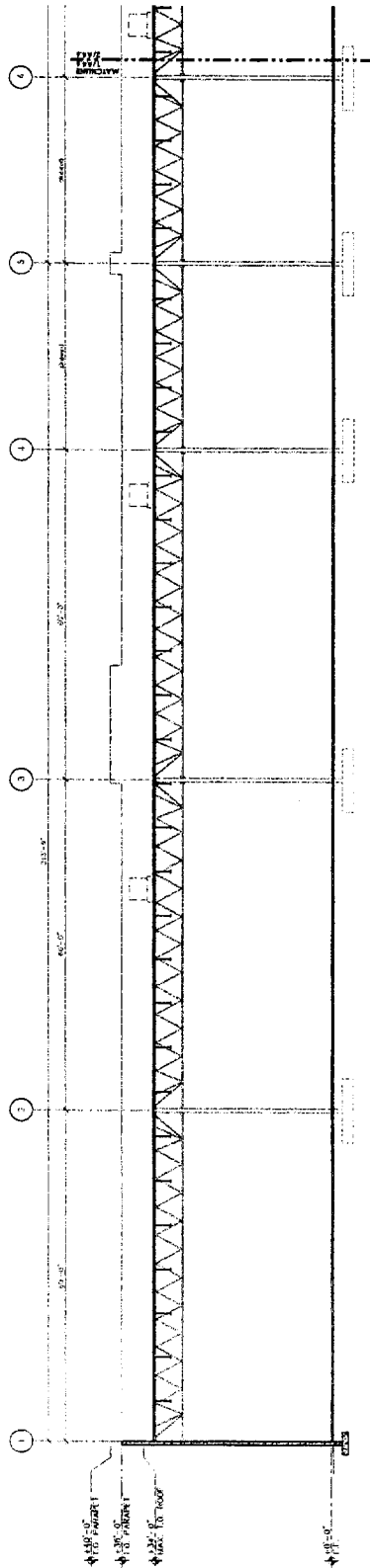
BUILDING 'E' - FLOOR PLAN

- KEYNOTES**
1. TILT-UP CONCRETE PANEL, PAINTED COLOR 'X'.
 2. TILT-UP CONCRETE PANEL, PAINTED COLOR 'Y'.
 3. TILT-UP CONCRETE PANEL, PAINTED COLOR 'Z'.
 4. TILT-UP CONCRETE PANEL, PAINTED COLOR 'A'.
 5. TILT-UP CONCRETE PANEL, PAINTED COLOR 'B'.
 6. TILT-UP CONCRETE PANEL, PAINTED COLOR 'C'.
 7. TILT-UP CONCRETE PANEL, PAINTED COLOR 'D'.
 8. TILT-UP CONCRETE PANEL, PAINTED COLOR 'E'.
 9. TILT-UP CONCRETE PANEL, PAINTED COLOR 'F'.
 10. TILT-UP CONCRETE PANEL, PAINTED COLOR 'G'.
 11. TILT-UP CONCRETE PANEL, PAINTED COLOR 'H'.
 12. TILT-UP CONCRETE PANEL, PAINTED COLOR 'I'.
 13. TILT-UP CONCRETE PANEL, PAINTED COLOR 'J'.
 14. TILT-UP CONCRETE PANEL, PAINTED COLOR 'K'.

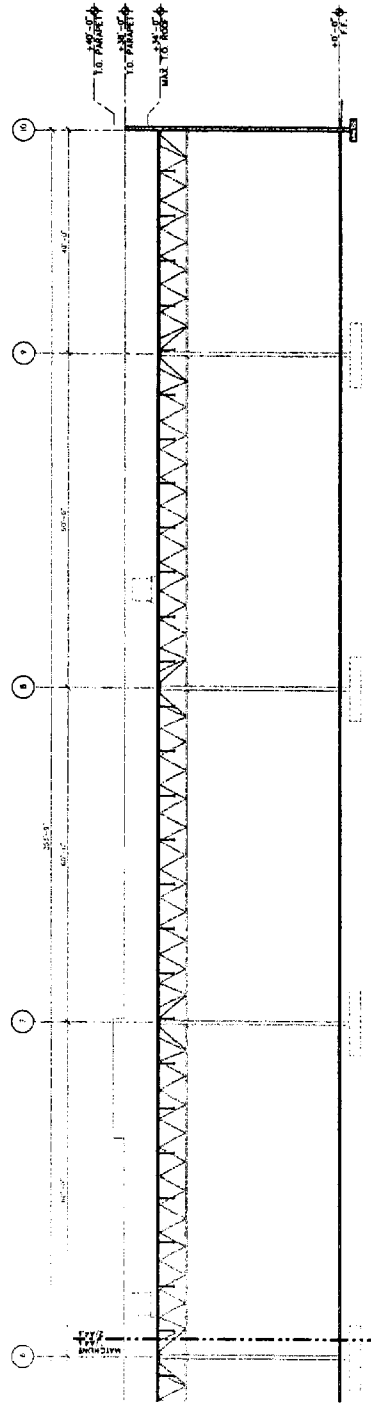
- KEYNOTES (cont)**
15. STEEL COLUMN, TYP. - SEE STRUCTURAL.

- GENERAL NOTES**
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE PROTECTED BY A 12" MIN. CONCRETE CURB.
 - B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
 - C. SEPARATE PERMIT REQUIRED FOR ALL MECHANICAL EQUIPMENT.
 - D. CURB AND NOT SMOOTH AND PAINTED.

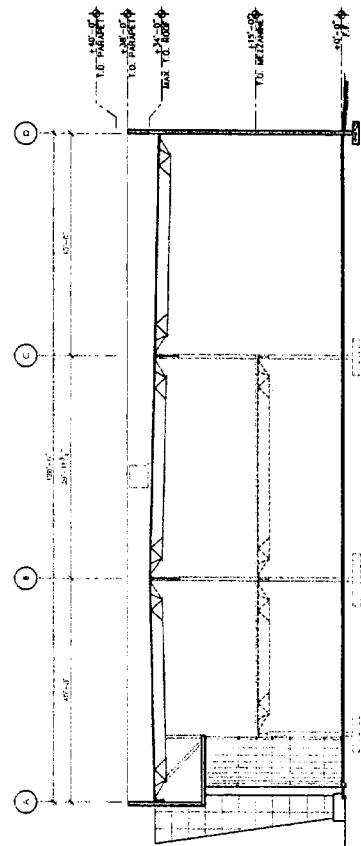
64



1 BUILDING A SECTION



2 BUILDING A SECTION

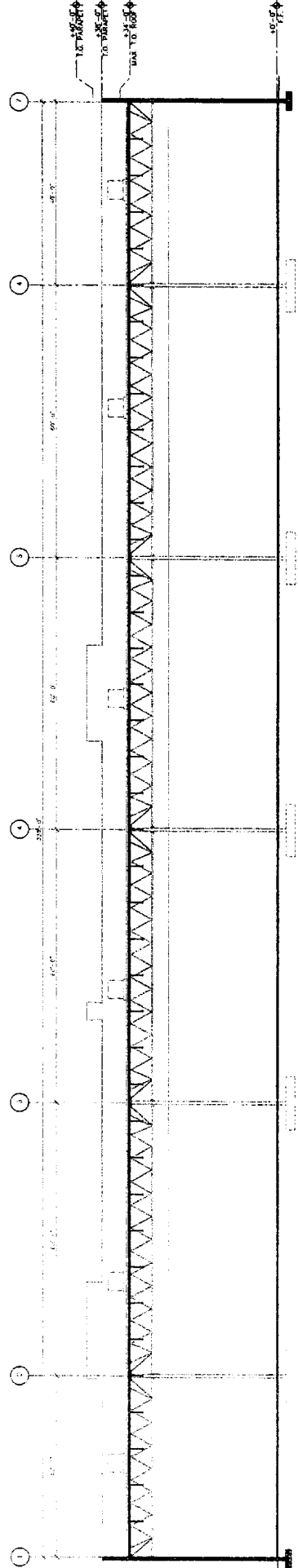


3 BUILDING A SECTION

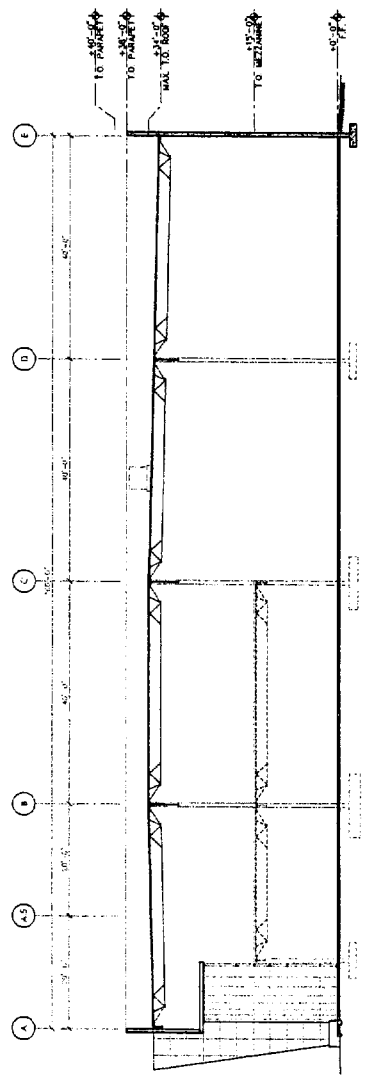
KEYNOTES

- ## GENERAL NOTES

- [illegible]



1 BUILDING B SECTION: BUILDING C OPP.



2 BUILDING B SECTION: BUILDING C OPP.

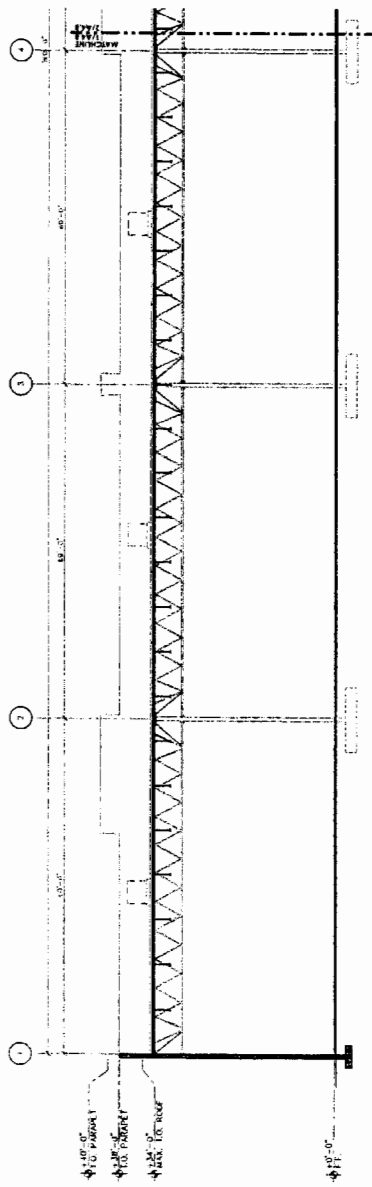
KEYNOTES

1. 18" UP CONCRETE PANEL, PAINTED (TOP).
2. 18" UP CONCRETE PANEL, PAINTED (TOP).
3. 18" UP CONCRETE PANEL, PAINTED (TOP).
4. 18" UP CONCRETE PANEL, PAINTED (TOP).
5. 18" UP CONCRETE PANEL, PAINTED (TOP).
6. 18" UP CONCRETE PANEL, PAINTED (TOP).
7. 18" UP CONCRETE PANEL, PAINTED (TOP).
8. 18" UP CONCRETE PANEL, PAINTED (TOP).
9. 18" UP CONCRETE PANEL, PAINTED (TOP).
10. 18" UP CONCRETE PANEL, PAINTED (TOP).
11. 18" UP CONCRETE PANEL, PAINTED (TOP).
12. 18" UP CONCRETE PANEL, PAINTED (TOP).
13. 18" UP CONCRETE PANEL, PAINTED (TOP).

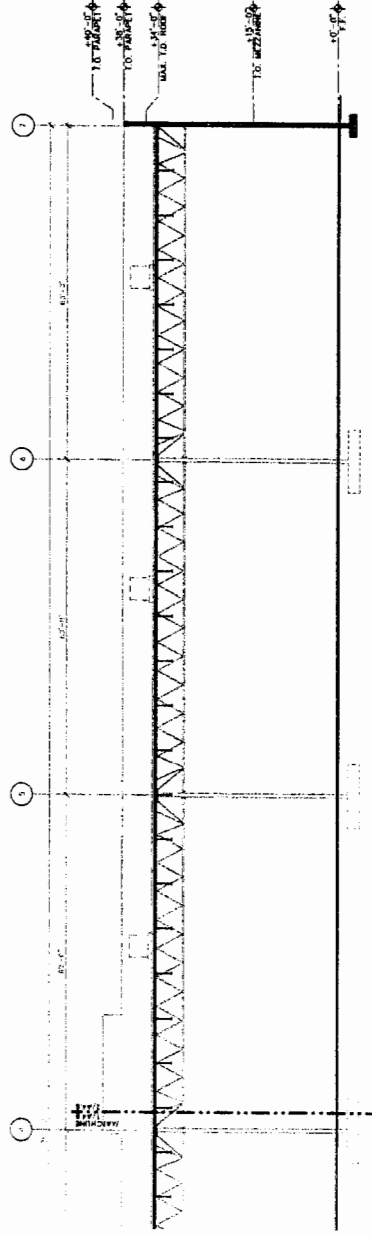
GENERAL NOTES

- A. ALL ROOF HORIZONTAL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
- B. ALL ROOF HORIZONTAL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
- C. ALL ROOF HORIZONTAL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
- D. ALL ROOF HORIZONTAL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.

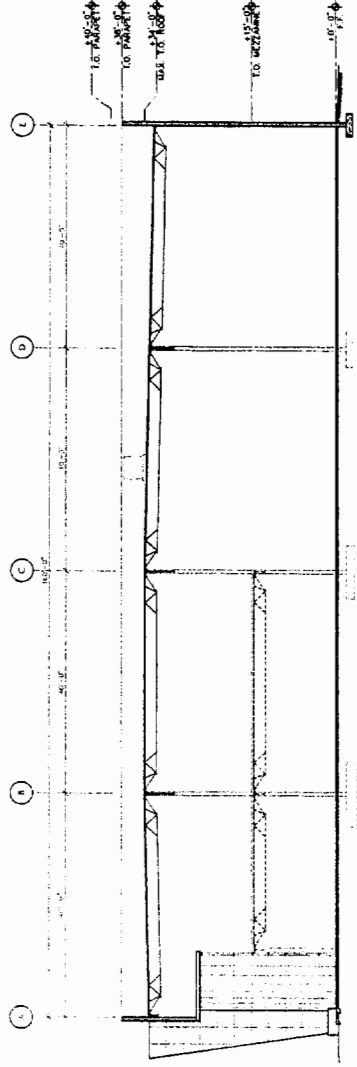
H1



1 BUILDING D SECTION



BUILDING D SECTION



3 BUILDING D SECTION

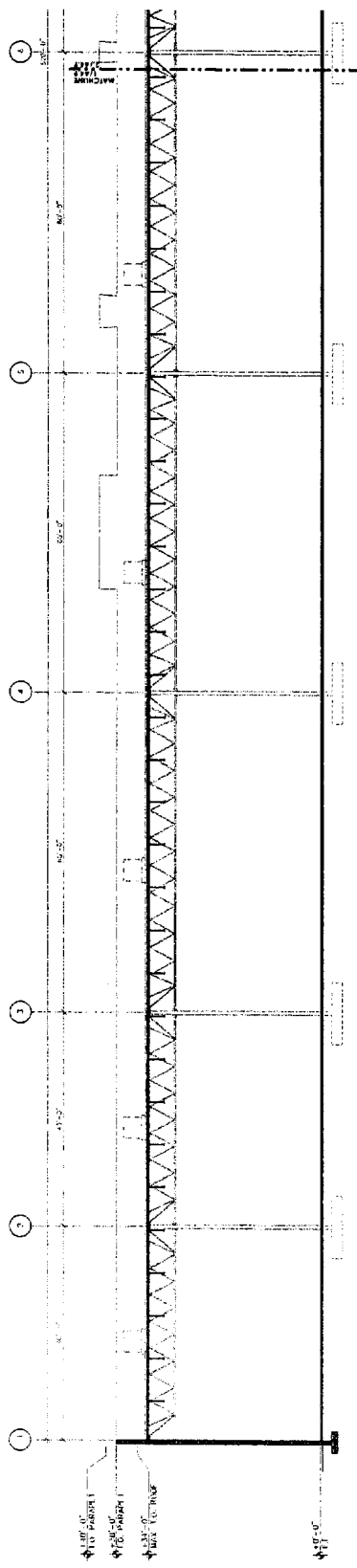
KEYNOTES

1. 1/2" x 1/2" CONCRETE PANEL, PAINTED (TYP.)
2. SEE MEASURING DIMENSIONS FOR PAINT
3. SCHEDULE 40, NON PERFORATED, REFLECTIVE GLASS INSULATED ALUMINUM SYSTEM - 3/4"
4. FINISH SCHEDULE "C"
5. FINISH SCHEDULE 40 ALUMINUM ELEVATORS FOR PAINT
6. SCHEDULE 40
7. 1/2" x 1/2" ROOFING SYSTEM 0/ 1-1/2" METAL
8. CONCRETE SLAB ON GRADE
9. CONCRETE FOOTING
10. CONCRETE TYPED DRAIN
11. STEEL JOIST
12. STEEL COLUMN TYP
13. INTERIOR ALUMINUM UNIT FULLY SCREENED BY PAINT
14. INTERIOR METZANAME

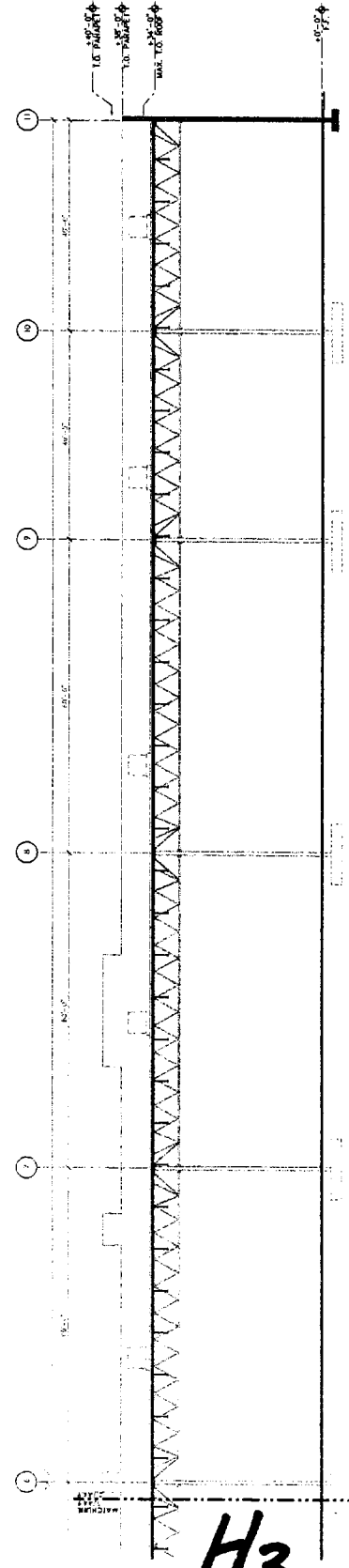
GENERAL NOTES

- GENERAL NOTES**
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SORBEDED BY PARAPET.
 - B. ALL MECHANICAL EQUIPMENT TO BE SORBEDED FROM PUBLIC VIEW.
 - C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PRIVITY.
 - D. ALL ARCHITECTURAL METALWORK TO BE GROUND VERY SMOOTH AND PAINTED.

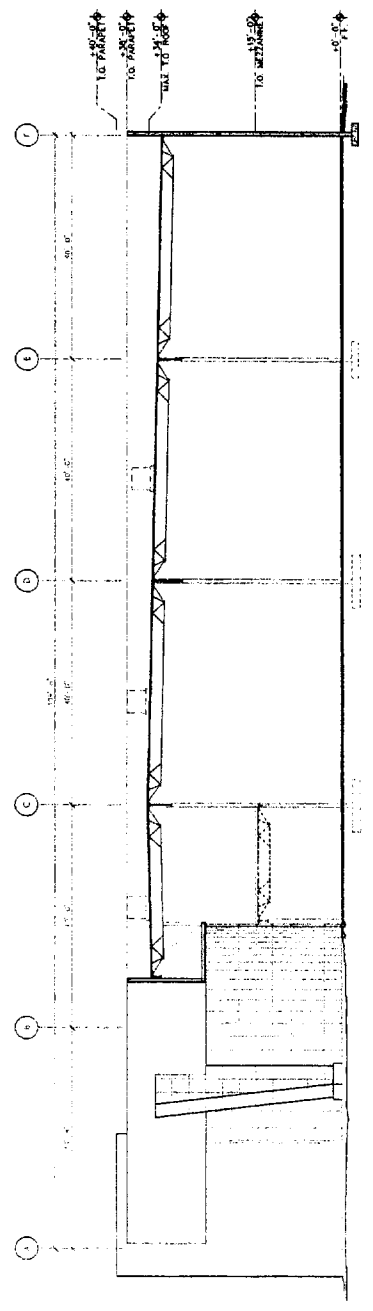
 H_2



1 BUILDING E SECTION



2 BUILDING E SECTION



3 BUILDING E SECTION

GENERAL NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. ALL MECHANICAL EQUIPMENT TO BE SCREENED TO PREVENT OVERHEATING OF THE BUILDING.
- C. ALL MECHANICAL EQUIPMENT TO BE SCREENED TO PREVENT OVERHEATING OF THE BUILDING.
- D. ALL MECHANICAL EQUIPMENT TO BE SCREENED TO PREVENT OVERHEATING OF THE BUILDING.

KEYNOTES

1. 1/2\"/>

H3



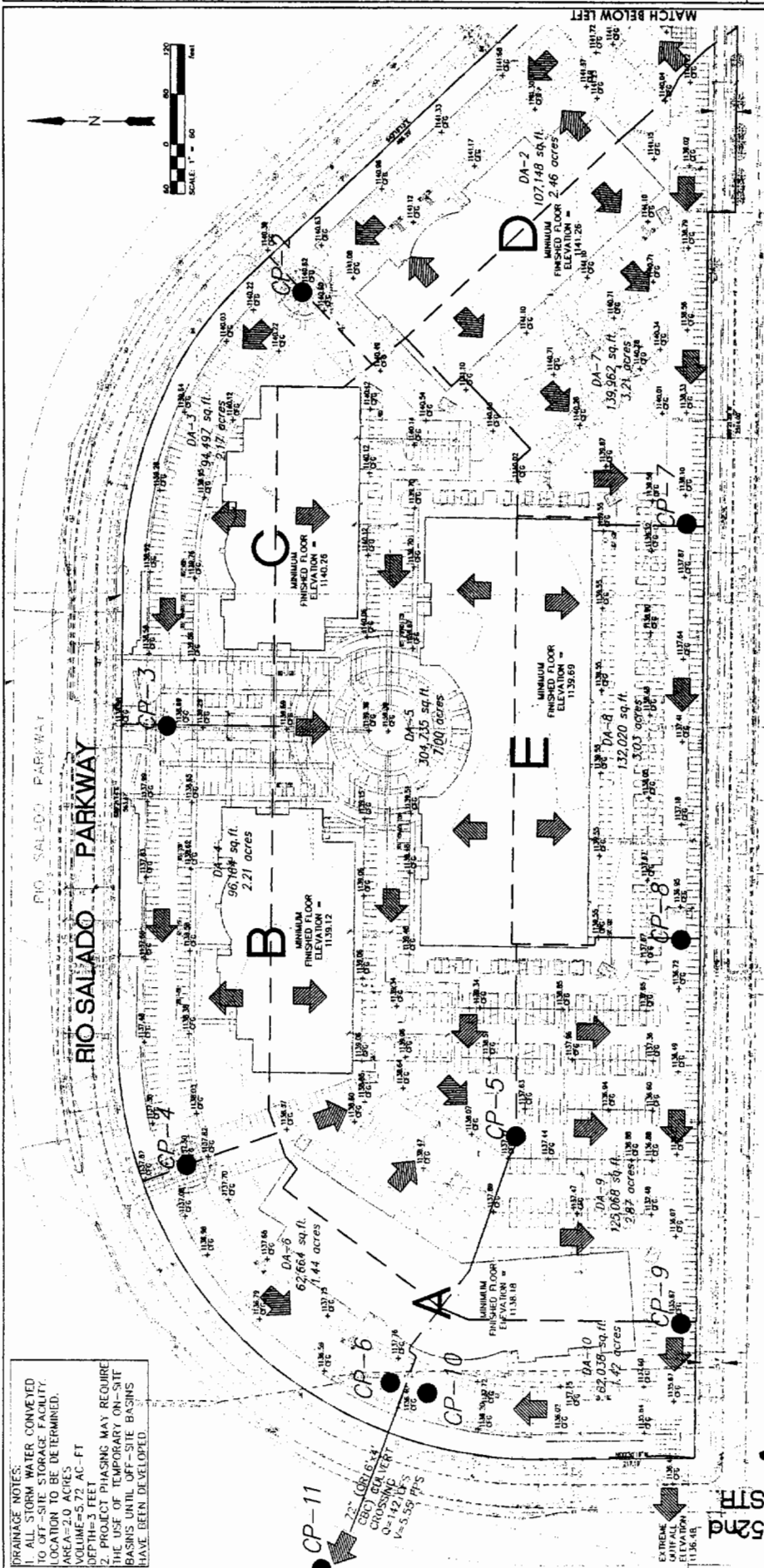
Project No.	
Sheet No.	
Scale	
Date	
Drawn by	
Checked by	
Approved by	

RIO EAST BUSINESS PARK

CONCEPTUAL GRADING AND DRAINAGE PLAN



DAVID L. SMITH
 CIVIL ENGINEER
 14078 West
 Camelback Drive
 Suite 100
 Phoenix, AZ 85016
 Phone (602) 336-9433
 Fax (602) 336-9433
 Email dsmith@dlsmith.com
 Date 10/17/20
 Job # 20-001
 C-1
 Sheet 1 of 4



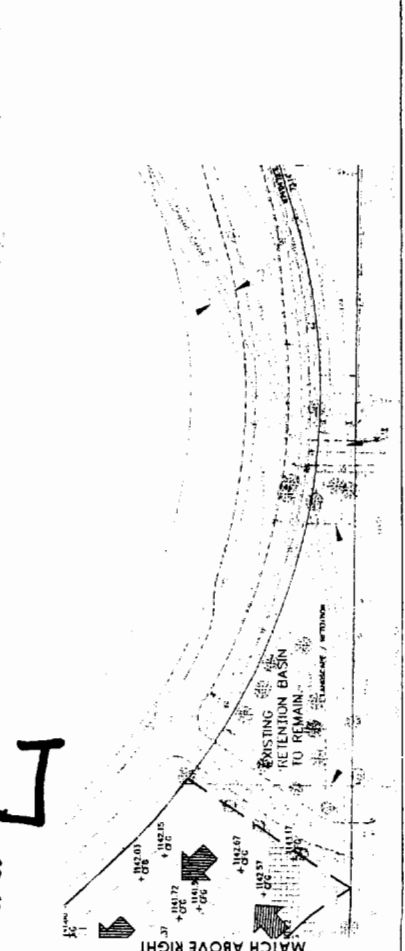
DRAINAGE NOTES:
 1. ALL STORM WATER CONVEYED TO OFF-SITE STORAGE FACILITY. LOCATION TO BE DETERMINED.
 AREA=2.0 ACRES
 DEPTH=3 FEET
 2. PROJECT PHASING MAY REQUIRE THE USE OF TEMPORARY ON-SITE BASINS UNTIL OFF-SITE BASINS HAVE BEEN DEVELOPED.

HYDROLOGY

Compute Peak Flow Rate using Rational Method (FEDM Chp. 3)

Variable Description	Unit	2	3	4	5	6	7	8	9	10	11
CA1 = Upstream CA	ac	2.46	4.03	6.84	7.00	8.28	3.21	8.24	16.11	17.53	25.81
CA2 = Downstream CA	ac	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
C = Run-off Coefficient from Table 3.2		0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
CA2 = Subarea CA	ac	2.34	4.40	6.80	6.65	7.87	3.05	7.87	15.20	16.65	24.32
CA = Sum(CA1)+CA2	ac	3.41	4.98	7.79	7.95	9.23	4.16	9.23	17.06	18.48	26.76
L = Stream Length	ft	641	1,221	1,759	1,956	2,136	555	2,136	4,040	4,300	5,000
EL1 = Upstream Elevation	ft	2.00	3.00	4.00	4.00	5.00	1.00	5.00	10.00	10.00	10.00
EL2 = Downstream Elevation	ft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
n = Factor from Table 3.1		-0.00625	-0.00625	-0.00625	-0.00625	-0.00625	-0.00625	-0.00625	-0.00625	-0.00625	-0.00625
b = Term from Table 3.1	mile	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
S = Stream Slope = (EL1-EL2)/L	ft/ft	0.12	0.23	0.33	0.33	0.20	0.40	0.11	0.20	0.28	0.40
Kb = Resistance Coefficient from Table 3.1	ft/ft	16.47	12.97	12.02	5.00	12.36	9.51	10.15	10.53	10.89	12.36
Q = Peak Flow Rate	cfs	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Q = Peak Flow Rate	cfs	18.58	16.37	22.64	22.34	25.32	13.29	22.34	38.43	42.61	55.11
Q = Peak Flow Rate	cfs	18.25	24.44	38.21	38.43	44.61	22.56	38.43	62.46	69.24	81.57
Q = Peak Flow Rate	cfs	8.55	1.03	1.53	1.55	1.84	0.71	1.55	2.57	2.89	3.52
Q = Peak Flow Rate	cfs	8.27	0.51	0.76	0.78	0.92	0.36	0.89	1.79	1.94	2.36
Q = Peak Flow Rate	cfs	16.30									
Q = Peak Flow Rate	cfs	8.15									

Runoff for 10 Year Storm: 66
 Runoff for 100 Year Storm: 66
 Runoff for 24 Hour Storm: 66
 Controlled Discharge Rate (24-Hour): 66
 Total 100 Year Flow Rate: 66
 Controlled Discharge Rate (24-Hour): 66



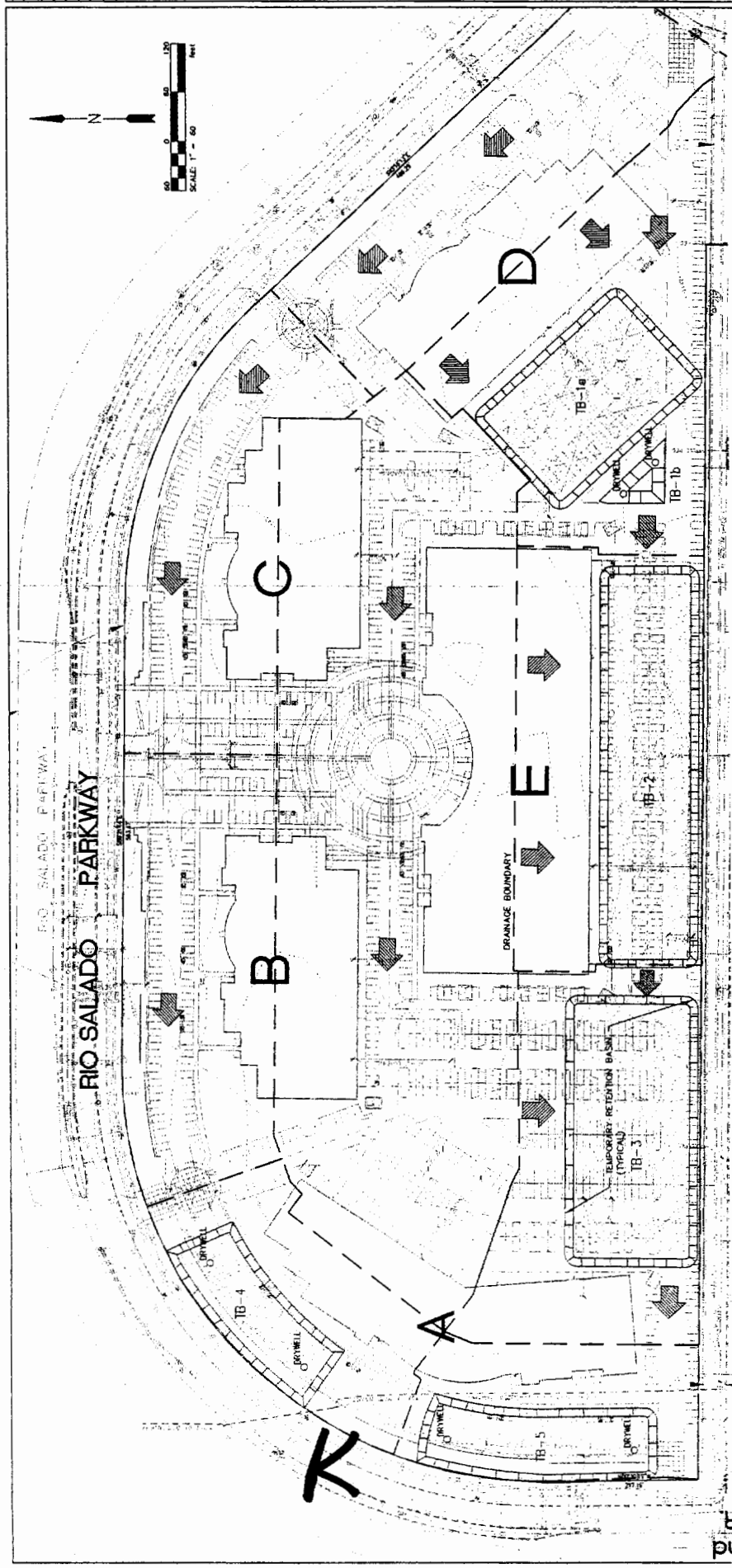
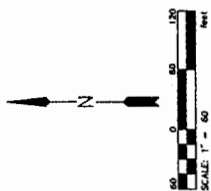
Project:	
Client:	
Location:	
Date:	
Scale:	
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RIO EAST BUSINESS PARK TEMPORARY STORMWATER RETENTION



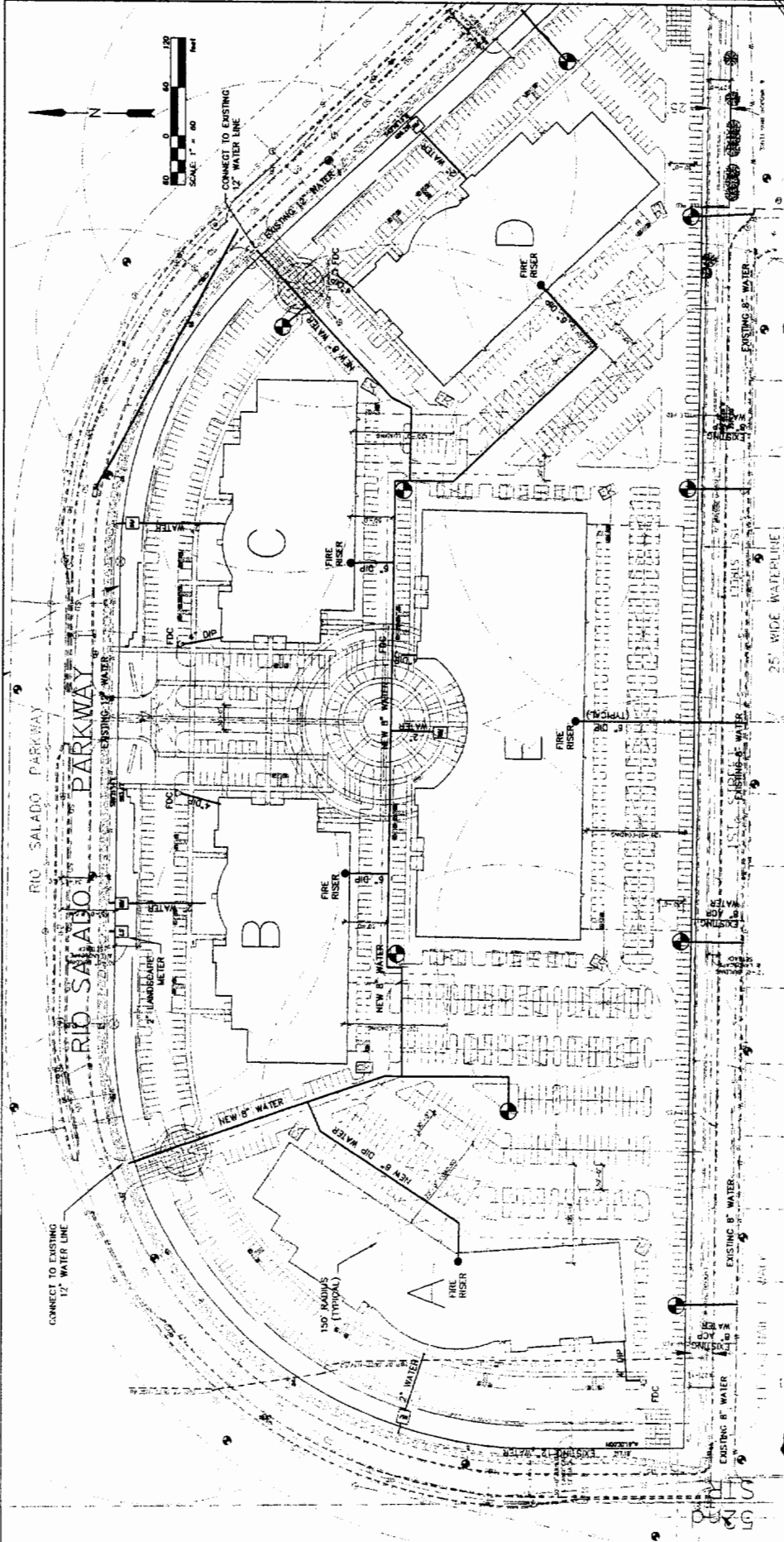
PROJECT:
RIO EAST BUSINESS PARK
14078 West
Catalina Drive
Phoenix, AZ 85036
Phone (602) 536-4433
Fax (602) 536-4433

DESIGNER:
David L. Smith
Engineer
Professional Seal
Professional Number
10000
State of Arizona
Date: 10/17/03
July 2008
C-2
Sheet 2 of 4 Sheets



- NOTES:**
1. TEMPORARY BASIN LOCATIONS SHOWN HEREIN ARE SCHEMATIC FOR PLANNING PURPOSES. FINAL LOCATION NUMBER AND CONFIGURATION WILL DEPEND ON BUILDING PHASING REQUIREMENTS YET TO BE DETERMINED.
 2. GROUND PERCOLATION RATES USED HEREIN ARE CONDITIONAL ON FIELD VERIFICATION.
 3. NO DRYWELLS ARE ALLOWED IN PAVED AREAS.
 4. NO DIRECT CONNECTIONS ARE ALLOWED FROM PAVED AREAS TO DRYWELLS.
 5. NPDES REQUIREMENTS WILL BE MET, AS A MINIMUM, A STORM WATER POLLUTION PREVENTION PLAN WILL BE PREPARED AND A NOTICE OF INTENT PROCESSED FOR EACH PHASE OF CONSTRUCTION.
 6. BASINS WILL BE PROVIDED WITH EROSION PROTECTION.

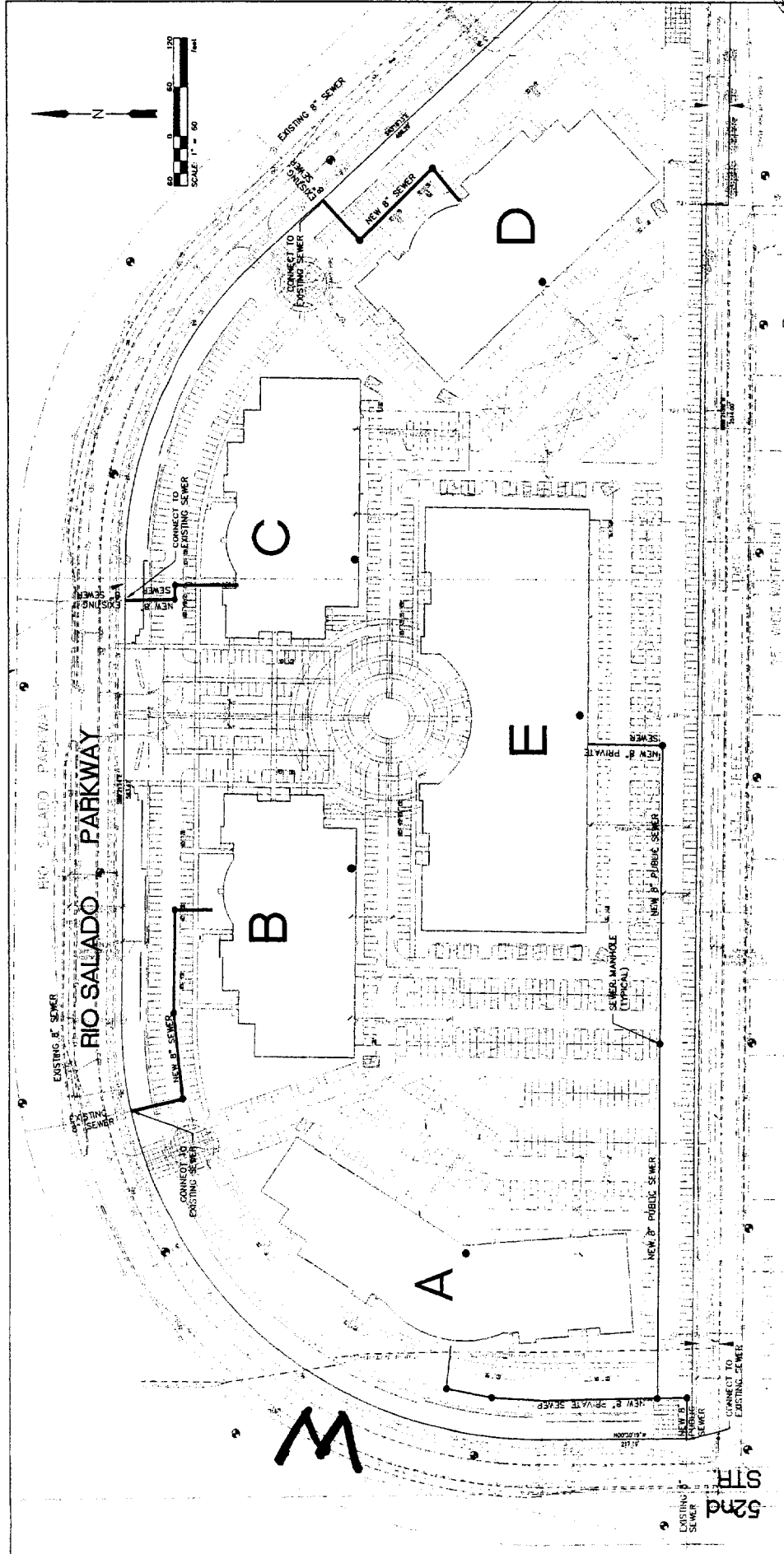
Compute Peak Flow Result using Retention Method (4.1.1) (SI)									
Variable/Description	Value 1	Value 2	Value 3	Value 4	Value 5	Value 6	Value 7	Value 8	Value 9
Subarea	1	2	3	4	5	6	7	8	9
Area (km ²)	2.46	2.17	2.74	2.00	1.44	2.31	2.03	2.87	1.42
Runoff Coefficient	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Time of Concentration (min)	10	10	10	10	10	10	10	10	10
Peak Discharge (m ³ /s)	100	100	100	100	100	100	100	100	100
Volume (m ³)	1000	1000	1000	1000	1000	1000	1000	1000	1000
Retention Volume (m ³)	1000	1000	1000	1000	1000	1000	1000	1000	1000
Retention Time (min)	10	10	10	10	10	10	10	10	10
Retention Efficiency (%)	100	100	100	100	100	100	100	100	100
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0	0	0	0
Retention Discharge (m ³ /s)	0	0	0	0	0	0	0	0	0
Retention Volume (m ³)	0	0	0	0	0	0	0	0	0
Retention Time (min)	0	0	0	0	0	0	0	0	0
Retention Efficiency (%)	0	0	0	0	0	0	0	0	0
Retention Loss (m ³)	0	0	0	0	0	0</			



7

- ### WATER NOTES
1. REDUCED PRESSURE BACKFLOW ASSEMBLIES ARE REQUIRED FOR ALL DOMESTIC AND LANDSCAPE WATER METERS.
 2. LOCATE FIRE DEPARTMENT CONNECTIONS ON MAIN ENTRY SIDE OF BUILDINGS.
 3. WITH APPROVAL FROM FIRE DEPARTMENT THE PROPOSED FIRE HYDRANT SPACING SHALL NOT BE SPACED OVER 700' APART, OR 300' TO ANY OPENING IN BUILDINGS WITH SPRINKLER SYSTEMS.
 4. MAINTAIN 45-FOOT TURNING RADIUS AND 20-FOOT FIRE LANE AROUND BUILDINGS.
 5. NEW WATER LINES SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. PIPE WRAPPED.
 6. NEW WATER LINES INCLUDING FIRE HYDRANTS, ANY TO BE EXTENSIONS OF CITY WATER SYSTEM. PUBLIC WATER EASEMENTS WILL BE REQUIRED.

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Checker:
Draftsman:
JC
JC
JC
Friedhoff
Horizontal Scale:
Vertical Scale:
Date: 10/17/03
Job#: 01028
C-4
Sheet 4 of 4 Sheet



SEWER NOTES

1. UNLESS SHOWN OTHERWISE, SEWER EXTENSIONS WILL BE PRIVATE AND INSTALLED FOLLOWING THE REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND CITY SUPPLEMENT'S THERETO.
2. PUBLIC SEWER EASEMENTS WILL BE DEDICATED FOR ALL PUBLIC SEWER LINES IDENTIFIED ON PLAN.

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PATRICK HAYES ARCHITECTURE



RIO EAST BUSINESS PARK
SWC Rio Salado Parkway & Priest Road
Tempe, Arizona

DATE: 10/21/2003
PROJECT: SITE LIGHTING PHOTOMETRIC PLAN
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
SCALE: 1" = 60'-0"

ES1.1

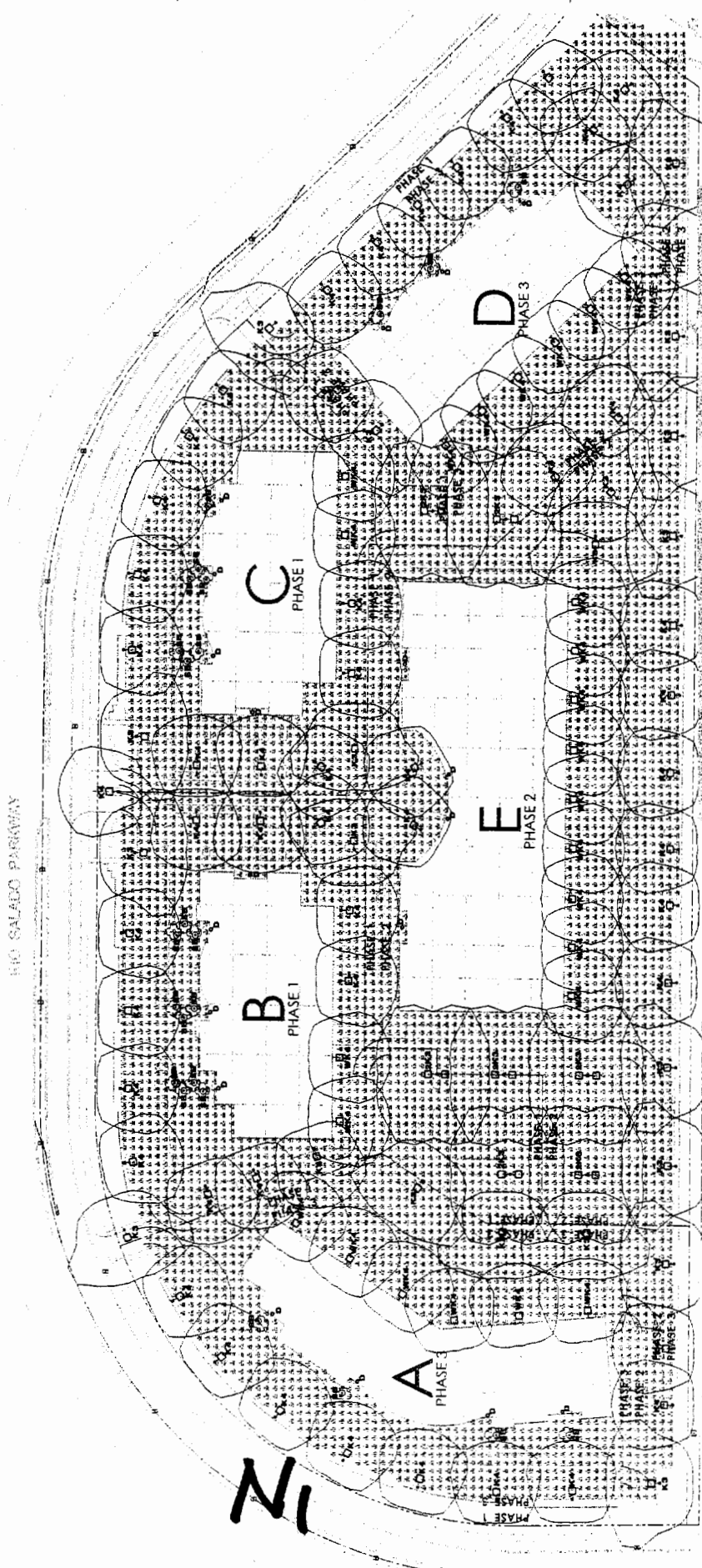


Table with 4 columns: LIGHT FIXTURE, LUMEN OUTPUT, FOOT-CANDLE, and NOTES. It lists various lighting fixtures and their specifications for different areas of the site.

Table with 4 columns: LIGHT FIXTURE, LUMEN OUTPUT, FOOT-CANDLE, and NOTES. It continues the list of lighting fixtures and specifications for different areas of the site.

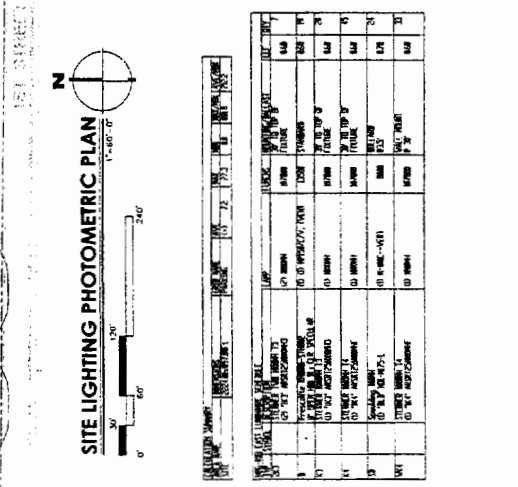


Table with 4 columns: LIGHT FIXTURE, LUMEN OUTPUT, FOOT-CANDLE, and NOTES. It lists various lighting fixtures and their specifications for different areas of the site.

Re: Rio East Business Park Comprehensive Sign Plan dated November 21, 2003

COT may wish to recommend that, on Sheet Number 10 of the Comprehensive Sign Plan, the two bulleted items be replaced by the following text, which is clearer and more detailed.

(The same text should also be added to page 3 of the Sign Package Criteria—the 8.5 x 11 summary pages in the front of the CSP.)

Signage Color

- o A full-building tenant who occupies all of Building A, B, C, D, or E may have full-color signage.
- o A partial-building tenant who occupies only part of Building A, B, C, D, or E may have day/night plex signage, with a colored logo allowed on up to 25% of the signage area.

Quantity of Signs:

- o A full-building tenant who occupies all of Building A, B, C, or D may have two building-mounted tenant identification signs, one on each of the elevations that allow such signage. The tenant may not have more than one* sign on the same elevation.
A full-building tenant who occupies all of Building E may have three building-mounted tenant identification signs, one on each of the elevations that allow such signage. The tenant may not have more than one sign on the same elevation.
- o A partial-building tenant in Building A, B, C, or D may have two building-mounted tenant identification signs, one* on each of the elevations that allow such signage, if two conditions are met: (a) the tenant occupies at least one-third of the total rentable area of the building, and (b) the signage is located on the exterior walls of the tenant's own suite. A tenant that meets condition (a) but occupies a suite that is adjacent to only one of the elevations that allow tenant-identification signage is allowed only one sign, which is to be located on the exterior walls of the tenant's own suite.
A partial-building tenant in Building E may have two building-mounted tenant identification signs, on two of the three elevations that allow such signage, if two conditions are met: (a) the tenant occupies at least one-third of the total rentable area of the building, and (b) the signage is located on the exterior walls of the tenant's own suite. A tenant that meets condition (a) but occupies a suite that is adjacent to only one of the elevations that allow tenant-identification signage is allowed only one sign, which is to be located on the exterior walls of the tenant's own suite.

** On Building A, a pair of signs that are captioned on Sheet 5 of the Comprehensive Sign Plan as follows:*

Sign Area: Two sign at 3'-0" x 20'-0", Sq. Footage:
60 sq ft, Align: centered in space

are considered one sign.

PRIEST



NO. 7TH

DR

FIRST ST

R